

## AGENDA

Regular Meeting of the  
Nichols Hills Planning Commission  
Tuesday, January 6, 2026 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. December 12, 2025 Minutes

5. Public Hearings

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

- a. PUBLIC HEARING: An affidavit combining two lots generally located at 1610 W Wilshire Boulevard and 1612 W Wilshire Boulevard in Nichols Hills, Oklahoma.
- b. PUBLIC HEARING: An Ordinance for the purpose of removing discriminatory language against certain races contained in existing plats dedicated to the City of Nichols Hills, Oklahoma, and filed in

the office of the Oklahoma County Clerk;

- amending the final plat of Wilshire Section of Nichols Hills, Oklahoma County, Oklahoma, recorded May 16, 1946, in book 25 of plats, page 44;
- amending the final plat of Wilshire Section of Nichols Hills, Oklahoma County, Oklahoma, recorded February 11, 1948, in book 26 of plats, page 23;

authorizing the mayor to sign any documentation necessary to effectuate this ordinance; and declaring an emergency.

## 6. Adjournment



City Clerk  
City of Nichols Hills, Oklahoma

## MINUTES

Regular Meeting of the  
Nichols Hills Planning Commission  
Tuesday, December 2, 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 Ron Byrne	5:30
Commissioner Mike Biddinger	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. October 7, 2025 Minutes

**MOTION:** Tim Cheek moved to approve the October 7, 2025 minutes as presented. Ron Byrne seconded the motion.

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Tim Cheek
<b>SECONDER:</b>	Ron Byrne
<b>AYES:</b>	Ron Byrne, Doug Franklin, Tim Cheek, Barbara Gilbert, John McCaleb

## 5. Public Hearings

- a. PUBLIC HEARING: An affidavit combining two lots generally located at 1105 Cumberland Court and 1107 Cumberland Court in Nichols Hills, Oklahoma.

Mr. Tony Say, developer of Cumberland Court, presented the application to the Planning Commission members.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

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

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

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Tim Cheek
<b>SECONDER:</b>	Doug Franklin
<b>AYES:</b>	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

- b. PUBLIC HEARING: An affidavit combining two lots generally located at 1610 W Wilshire Boulevard and 1612 W Wilshire Boulevard in Nichols Hills, Oklahoma.

**MOTION:** Barbara Gilbert moved to continue to the next regularly scheduled meeting. Tim Cheek seconded the motion.

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Barbara Gilbert
<b>SECONDER:</b>	Tim Cheek

**AYES:** John McCaleb, Barbara Gilbert, Tim Cheek,  
Doug Franklin, Ron Byrne

- c. PUBLIC HEARING: An Ordinance adopting and enacting the "Nichols Hills City Code 2024 Cumulative Annual Supplement"; providing for severability; repealing all conflicting ordinances or parts of ordinances; providing for publication by summary in accordance with State Law; and declaring an emergency.

Mr. Shane Pate, City Manager, 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:** Barbara Gilbert moved to recommend the City Council approve agenda item 5c as presented. Ron Byrne seconded the motion.

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

- d. PUBLIC HEARING: An Ordinance for the purpose of removing discriminatory language against certain races contained in existing plats dedicated to the City of Nichols Hills, Oklahoma, and filed in the office of the Oklahoma County Clerk;
- final plat of Lots 9 to 21, inclusive, Block 54, and lots 4 to 13, inclusive, Block 55-BLK 55A, Mayfair Park of Nichols Hills, Oklahoma County, Oklahoma;

- final plat of Nichols Hills, Oklahoma County, Oklahoma; amending Duffner's Country Club Section of Nichols Hills, Oklahoma County, Oklahoma;
- final plat of Nichols' Club Estates Addition to Nichols Hills, Oklahoma;
- replat of a portion of Blocks 124 and 125, Duffner's Country Club Section of Nichols Hills, Oklahoma County, Oklahoma;
- Garnett Addition, an addition to Nichols Hills, Oklahoma;

authorizing the mayor to sign any documentation necessary to effectuate this ordinance; and declaring an emergency.

Chairman McCaleb opened the public hearing.

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

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

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Barbara Gilbert
<b>SECONDER:</b>	Ron Byrne
<b>AYES:</b>	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

## 6. Adjournment

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

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Doug Franklin
<b>SECONDER:</b>	Tim Cheek
<b>AYES:</b>	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

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Chairman  
Planning Commission  
City of Nichols Hills, Oklahoma

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City Manager  
Planning Commission  
City of Nichols Hills, Oklahoma

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City Clerk  
City of Nichols Hills, Oklahoma  
[IGNORE\_INDENT]



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## CITY OF NICHOLS HILLS

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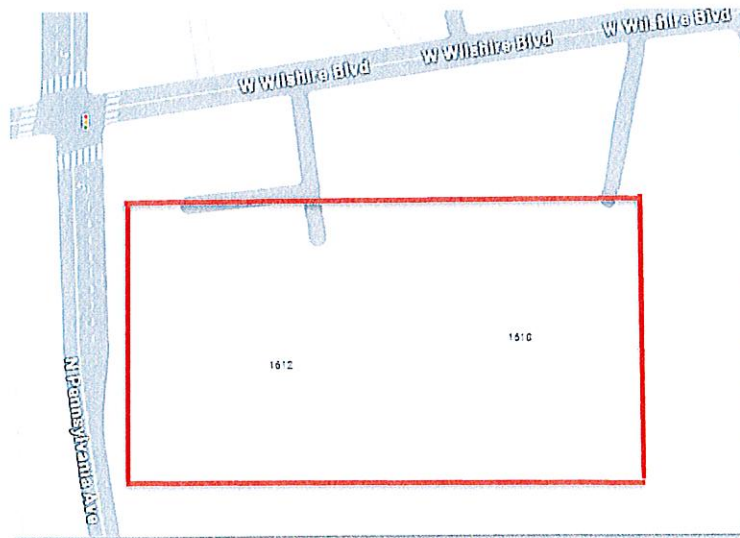
### NOTICE OF PUBLIC HEARINGS CITY OF NICHOLS HILLS, OKLAHOMA CASE NO. PC-2025-07

Notice is hereby given that 1612 West Wilshire LLC, an Oklahoma limited liability company, and owner of the subject property, has filed an application (the "Application") with the City of Nichols Hills, Oklahoma for approval of an affidavit combining two lots generally located at 1610 W Wilshire Boulevard and 1612 W Wilshire Boulevard. Specifically, the applicant is requesting approval of a deed containing the following legal descriptions:

**All of Lots Two (2) and Three (3), in Block Thirty-six "C" (36C), of Block 36C, Nichols Hills, a replat of Lot 2, Block 36, Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof**

**Lot One (1), in Block Thirty-six "C" (36C), of Block 36C, Nichols Hills, a replat of Lot 2, Block 36, Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof**

The following map shows the area affected by the Application:



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, December 2<sup>nd</sup>, 2025 at 5:30 p.m., and by the Nichols Hills City Council on Tuesday, December 9<sup>th</sup>, 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 Application. Written support for or protest against the Application 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 5th day of November, 2025.



Amanda Copeland, City Clerk  
City of Nichols Hills, Oklahoma

**APPLICATION FOR COMBINED LOT DEED APPROVAL**

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

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

1. I am counsel for, and Manager of, 1612 West Wilshire LLC, an Oklahoma limited liability company (the "**Applicant**"). This Application is being submitted to request combination of

- (a) All of Lots Two (2) and Three (3), in Block Thirty-six "C" (36C), of BLOCK 36C, NICHOLS HILLS, A REPLAT OF LOT 2, BLOCK 36, NICHOLS HILLS, in Oklahoma County, Oklahoma, according to the recorded plat thereof, and
- (b) Lot One (1 ), in Block Thirty-six "C" (36C), of BLOCK 36C NICHOLS HILLS, a Replat of Lot 2, Block 36, NICHOLS HILLS, in Oklahoma County, Oklahoma, according to the recorded plat thereof

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

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

1612 West Wilshire LLC  
Attention: Manager  
201 Robert S. Kerr Avenue, Suite 1600  
Oklahoma City, OK 73102

Tel: 405-996-3381  
Email: SSpradling@hartzoglaw.com

3. Submitted herewith are the following:

- 3.1 Executed Combined Lot Affidavit;
- 3.2 Copies of Applicant's deeds to the Property;
- 3.3 Certified pin survey of the Property;
- 3.4 Copies of the deeds to the Lots bordering the Property;
- 3.5 Written consents from the three owners of lots abutting the Property. (This Application will, of course, constitute the Applicant's consent to such

combination.);

- 3.6 Certificate of the Oklahoma County Assessor stating the names, addresses, and contact information for owners of property within a 300-foot radius of the exterior boundaries of the Property; and
- 3.7 Our firm's check in the amount of \$500 for the non-refundable filing fee required for this Application pursuant to Section 3-40-16 of the City Fee Schedule.

IN WITNESS WHEREOF, I have signed and submitted this Application on October 30, 2025.



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T. Scott Spradling

AFFIDAVIT

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

T. Scott Spradling, being first duly sworn, states:

1. My name is T. Scott Spradling. My address is 201 Robert S. Kerr Avenue, Suite 1600, Oklahoma City, OK 73102. I am over the age of 18. I am a resident of the State of Oklahoma. I am the Manager of 1612 West Wilshire LLC (the "Company"), and I have personal knowledge of the matters stated in this Affidavit.
2. The purpose of this Affidavit is to document of record a Combined Lot, as defined by the Nichols Hills Subdivision Regulations, such being the combination of two lots that are owned by the Company in the City of Nichols Hills, Oklahoma. The subject Combined Lot is being created pursuant to the Nichols Hills Subdivision Regulations.
3. The legal descriptions of the two lots are:

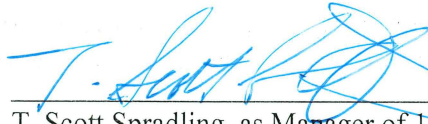
All of Lots Two (2) and Three (3), in Block Thirty-six "C" (36C), of BLOCK 36C, NICHOLS HILLS, A REPLAT OF LOT 2, BLOCK 36, NICHOLS HILLS, in Oklahoma County, Oklahoma, according to the recorded plat thereof, and.

Lot One (1), in Block Thirty-six "C" (36C), of BLOCK 36C NICHOLS HILLS, a Replat of Lot 2, Block 36, NICHOLS HILLS, in Oklahoma County, Oklahoma, according to the recorded plat thereof.
4. The legal description of the Combined Lot, as defined by the Nichols Hills Subdivision Regulations, is:

All of Lots One (1), Two (2), and Three (3), in Block Thirty-six "C" (36C), of BLOCK 36C NICHOLS HILLS, a Replat of Lot 2, Block 36, NICHOLS HILLS, in Oklahoma County, Oklahoma, according to the recorded plat thereof.
5. As Owner of the above-described Combined Lot, the Company acknowledges the following:
  - a. The Company may not sell, transfer, convey, or mortgage either of the lots comprising the Combined Lot separate or apart from each other, and any attempt to do so will be void.
  - b. Such covenants will run with title to the Combined Lot and will be binding on all parties having or acquiring any right, title, or interest in the Combined Lot.
  - c. Such covenants will be for and inure to the benefit of the City of Nichols Hills, which will have the right and standing to enforce the terms of such covenant.

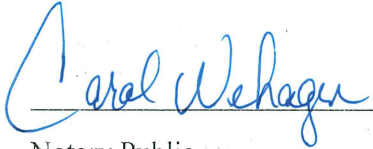
I declare to the best of my knowledge and belief that the information in this Affidavit is true, correct, and complete.

Executed this 30<sup>th</sup> day of October, 2025.

  
\_\_\_\_\_  
T. Scott Spradling, as Manager of 1612 West Wilshire LLC

**Notary Acknowledgment**

Subscribed and sworn to before me this 30 day of October, 2025.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10/24/27  
Commission Number: 23014202

This conveyance was approved on the \_\_\_ day of \_\_\_\_\_, 2025, by the City Council of the City of Nichols Hills, Oklahoma, pursuant to the Nichols Hills Subdivision Regulations as adopted by the Nichols Hills City Code.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

20190808011100420  
DEED 08/08/2019  
12:24:40 PM Book:14098  
Page:1244 PageCount:4  
Filing Fee:\$19.00  
Doc. Tax:\$6937.50  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

After Recording Return To:

1612 West Wilshire LLC  
Attention: Manager  
201 Robert S. Kerr Avenue, Suite 1600  
Oklahoma City, OK 73102

Rec. & Ret. to:

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

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT KATHLEEN A. KUYKENDALL, TRUSTEE of the KATHLEEN KUYKENDALL 2001 TRUST ("Grantor"), whose mailing address is 2295 South Ocean Blvd, Apt 623, Palm Beach, FL 33480, in consideration of the sum of Ten and No/100 Dollars (U.S. \$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto 1612 WEST WILSHIRE LLC, an Oklahoma limited liability company ("Grantee"), whose mailing address is 201 Robert S. Kerr Avenue, Suite 1600, Oklahoma City, OK 73102, Attention: Manager, the real property and premises situated in Oklahoma County, State of Oklahoma, more particularly described as follows:

All of Lots Two (2) and Three (3), in Block Thirty-six "C" (36C), of BLOCK 36c, NICHOLS HILLS, A Replat of Lot 2, Block 36, NICHOLS HILLS, in Oklahoma County, Oklahoma, according to the recorded plat thereof (the "Land"), which has a street address of 1612 West Wilshire Blvd, Nichols Hills, OK 73116,

together with (A) all easements, rights of way, privileges, appurtenances and other rights, if any, pertaining to the Land (collectively, the "Easements"), (B) all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, avenue or alley, proposed, opened, closed or vacated, public or private, in front of, behind, beside or otherwise adjoining the Land (collectively, the "Abutter's Rights"), and (C) all right, title, and interest of Grantor, if any, in and to all ground water underlying the Land, and all water wells located on the Land (collectively, the "Water Rights" which together with the Easements and Abutter's Rights are herein collectively called the "Appurtenances"); and the residence and component structural, mechanical, electrical, lighting, HVAC, plumbing, security, and other fixtures and facilities located therein or serving the residence (collectively, the "Residence"), outbuildings, canopies, fences, walls, gates, parking areas, sidewalks, driveways, access ways, landscaping, and other improvements located on the Land (with the Residence hereinafter collectively called the "Improvements"). All of the foregoing property being conveyed hereby is hereinafter collectively called the "Real Property."

Notwithstanding any contrary or inconsistent provision of this Deed, Grantor's conveyance of the ~~Water Rights~~ is a quitclaim conveyance only, without any warranty; provided, however, Grantor covenants to execute and deliver to Grantee such other documents as Grantee may reasonably request to transfer to Grantee all of Grantor's rights in and to the water wells located on the Land. Grantor warrants title to all other the Real Property to be free, clear, and discharged

1905-0411-61

4/19

of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by Grantor, except for any matters described on **Exhibit A** attached as a part hereof (the "**Permitted Title Exceptions**") made or suffered to be made by Grantor. Regardless of whether Grantor made or suffered to be made any of the Permitted Title Exceptions, the Real Property is being conveyed subject to the Permitted Title Exceptions.

TO HAVE AND TO HOLD the Real Property 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 title to the Real Property (excluding the Water Rights) unto the said 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, subject to the Permitted Title Exceptions.

Grantor conveys the Real Property to Grantee, and Grantee accepts the Real Property from Grantor, subject to the provisions of **Exhibit B** attached as a part hereof.

"Grantor":

**KATHLEEN A. KUYKENDALL, TRUSTEE of the KATHLEEN KUYKENDALL 2001 TRUST**

By:

  
Name: Kathleen A. Kuykendall  
Title: Sole Trustee

STATE OF

Oklahoma

COUNTY OF

Oklahoma ss.


This instrument was acknowledged before me on August 1, 2019, by Kathleen A. Kuykendall, as Trustee of the KATHLEEN KUYKENDALL 2001 TRUST, an express private trust.

  
Notary Public

My Commission Expires: \_\_\_\_\_

My Commission Number: \_\_\_\_\_

[Seal]

 **CHRISTI S. CINA**  
Notary Public  
State of Oklahoma  
Commission #07004322 Exp: 05/03/23

## EXHIBIT A

### Permitted Title Exceptions

1. 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 Land or produced from the Land, 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.
2. All matters shown on Plat and Plat Map recorded in book 22, page 44; Book 173, page 30; Book 52, page 53.
3. Restrictive Covenants recorded in Book 22, page 44, Book 5303, page 1249, which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition, or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate 42 USC Section 3604(c).
4. Any matters that would be disclosed by an accurate survey of the Land and Improvements.

UNOFFICIAL

## EXHIBIT B

### Disclaimer of Condition of Real Property

Grantor specifically disclaims any warranty, guaranty, or representation, oral or written, express or implied, of, as to, or concerning (a) the nature, condition or state of repair of the Real Property, or any portion thereof, (b) any visible or hidden defects in material, workmanship or capacity of the Real Property, or any portion thereof, (c) the square footage, expenses, operation or any other matter or thing affecting or relating to the Real Property, (d) the habitability, MERCHANTABILITY or FITNESS of the Real Property, or any portion thereof, for a particular purpose, (e) the existence or nonexistence of any Environmental Conditions (as herein defined) or Hazardous Materials (as herein defined) with respect to the Real Property or any facilities or operations thereon, (f) any encroachment of improvements on the Real Property over any applicable building setback lines, or onto adjacent properties, any encroachment of improvements on adjacent properties onto the Real Property, or any other matters that would be disclosed by an accurate survey of the Real Property, or (g) the compliance of the Real Property with Environmental Laws (as herein defined). As used in this Deed, the term "Environment" shall mean soil, surface waters, ground waters, land, stream sediments, surface or subsurface strata, ambient air, and any environmental medium; the term "Environmental Condition" shall mean any condition with respect to the Environment on or off the Real Property, whether or not yet discovered, which could or does result in any damage, loss, cost, expenses, claim, demand, order or liability to or against Grantor or Grantee by any third party (including, without limitation, any governmental entity), including, without limitation, any condition resulting from the occupancy or operation of the Real Property; the term "Hazardous Material" shall mean any pollutant, toxic substance, hazardous waste, hazardous material, hazardous substance or oil as defined in or pursuant to the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, the Federal Clean Water Act, as amended, the Federal Clean Air Act, as amended, or any other federal, state or local Environmental Law, regulation, ordinance, rule or bylaw, whether existing as of the date hereof or previously enforced; and the term "Environmental Law" shall mean any environmental or health and safety related law, regulation, rule, ordinance or bylaw at the federal, state or local level, whether existing as of the date hereof or previously enforced. The Real Property is hereby conveyed to Grantee "AS IS", "WHERE IS" and "WITH ALL FAULTS".



UNO





After Recording Return To:

1612 West Wilshire LLC  
Attention: Manager  
201 Robert S. Kerr Avenue, Suite 1600  
Oklahoma City, OK 73102

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT **MORIVIVI GROUP, LLC**, an Oklahoma limited liability company ("**Grantor**"), in consideration of the sum of Ten and No/100 Dollars (US \$10.00), to facilitate a certain lot combination transaction between related parties, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto **1612 WEST WILSHIRE LLC**, an Oklahoma limited liability company ("**Grantee**"), whose mailing address is 201 Robert S. Kerr Avenue, Suite 1600, Oklahoma City, OK 73102, Attention: Manager, all of Grantor's right, title, interest, estate and every claim and demand, both at law and in equity, in and to the real property and premises situated in Oklahoma County, State of Oklahoma, more particularly described as follows:

Lot One (1), in Block Thirty-six "C" (36C), of BLOCK 36C NICHOLS HILLS, a Replat of Lot 2, Block 36, NICHOLS HILLS, in Oklahoma County, Oklahoma, according to the recorded plat thereof, together with the improvements thereon and the easements and appurtenances belonging thereto (collectively, the "**Real Property**");

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

This deed is exempt from Documentary Stamp Tax pursuant to 68 O.S. § 3202, Paragraphs 3 and 4. This Deed is not a transfer for purposes of Section 8B of Article X of the Oklahoma Constitution or the Ad Valorem Tax Code of the State of Oklahoma, pursuant to 68 O.S. § 2802.1.A.4.c. and g.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date set forth in its acknowledgment below.

“Grantor”: MORIVIVI GROUP, LLC, an Oklahoma limited liability company

By: [Signature]  
Name: Christian Kanady  
Title: Manager

By: [Signature]  
Name: Katherine Richard Kanady (also known as Katherine T. Richard)  
Title: Manager  
(All of the Managers of the Grantor)

STATE OF OKLAHOMA )  
 ) SS.  
COUNTY OF OKLAHOMA )

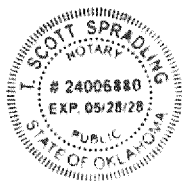
This instrument was acknowledged before me on April 29, 2025, by Christian Kanady and Katherine Richard Kanady (also known as Katherine T. Richard), as managers of Morivivi Group, LLC, an Oklahoma limited liability company.

[Signature]  
Notary Public

My Commission Expires: 5/28/2028

My Commission Number: 24006880

[Seal]



OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

**Exhibit to Deed**

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST**

STATE OF OKLAHOMA )

) ss.

COUNTY OF OKLAHOMA )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned T. Scott Spradling  
(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 1612 WEST WILSHIRE LLC, an Oklahoma limited liability company (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:  
No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantee(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.

T. Scott Spradling  
AFFIANT, individually and as authorized agent of the Entity

April 25, 2025  
Date

The foregoing instrument was subscribed and sworn to before me this 25 day of April, 2025, by T. Scott Spradling.

My Commission Expires: 06/15/2026

Cheryl McDaniel  
NOTARY PUBLIC

My Commission Number: 18006055





WHEN RECORDED, RETURN TO:  
EQUITY LOAN SERVICES, INC.  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING - TEAM 1  
Accommodation Recording Per Client Request

Doc # 2009034698  
Bk 11044  
Pg 1118-1119  
DATE 03/18/09 16:20:39  
Filing Fee \$15.00  
Documentary Tax \$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

LUKE M. CURLEY  
6922 AVONDALE CT  
OKLAHOMA CITY, OK 73116

**STATUTORY  
SPECIAL WARRANTY DEED**

File No.: 5721789n ()  
Doc Stamps: \$0.00

Tax ID#: 169451020

KNOW ALL MEN BY THESE PRESENTS: That **LUKE M. CURLEY AND CYNTHIA HAWK CURLEY, CO-TRUSTEES OF THE CURLEY FAMILY TRUST DATED 20TH DAY OF OCTOBER 1997, WHO ACQUIRED TITLE INCORRECTLY AS LUKE M. CURLEY AND CYNTHIA H. CURLEY, CO-TRUSTEES OF THE CURLEY FAMILY TRUST (the "Grantor")**, in consideration of the sum of TEN AND NO/100's dollars and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey unto **LUKE M. CURLEY AND CYNTHIA HAWK CURLEY, CO-TRUSTEES OF THE CURLEY FAMILY TRUST DATED 20TH DAY OF OCTOBER 1997 (the "Grantee")**, that certain tract of real property situated in **Oklahoma County, Oklahoma**, to wit:

**LOT TWO (2), IN BLOCK THIRTY-SIX A (36A), OF BLOCKS 36A AND 36B, NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF**

Property Address: **6922 Avondale Ct, Oklahoma City, OK 73116**


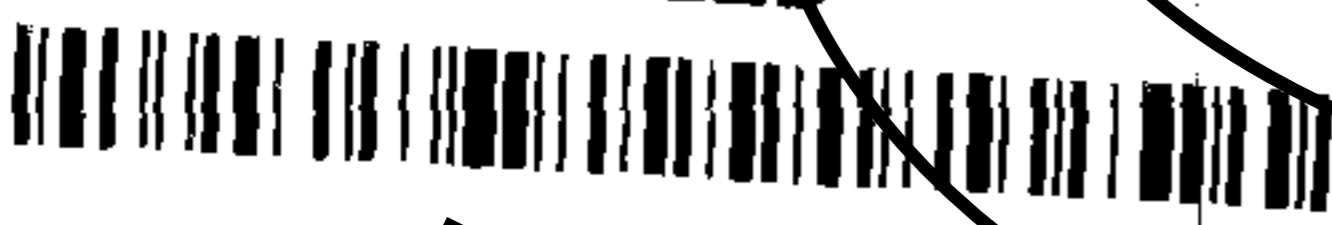
Together with all the improvements thereon and the appurtenances thereunto belonging, LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants, and warrant the title to the same against any and all acts, conveyances, liens and encumbrances affecting such property made or suffered to be made or done by, through or under Grantor, but not otherwise.

TO HAVE AND TO HOLD said described premises unto the Grantee, Grantee's heirs, successors and assigns forever.

Signed and delivered this 3<sup>rd</sup> DAY OF December, 2008.

*[Signature]*  
LUKE M. CURLEY

*[Signature]*  
CYNTHIA HAWK CURLEY

 CURLEY  
40127441  
OK  
FIRST AMERICAN ELS  
WARRANTY DEED  


**SUN**

215



Tax I.D. No.: 169451260

Mail Tax Statement To:  
6929 Avondale Court  
Nichols Hills, OK 73116

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

Rec. & Ret. to:  
American Eagle Title Group  
421 NW 13th St, Suite 320  
Oklahoma City, OK 73103

20170109010023850  
DEED 01/09/2017  
11:32:25 AM Book:13328  
Page:945 PageCount:1  
Filing Fee:\$13.00  
Doc. Tax:\$2025.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

**WARRANTY DEED**  
(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That Rhonda L Heafy Trustee of the Rhonda L. Heafy Revocable Trust U/A/D June 22, 2007, party of the first part, in consideration of the sum of **\*\*\*TEN AND NO/100\*\*\*\*** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto

**Debra Brower McKinney**

Whose address is: **6929 Avondale Court  
Nichols Hills, OK 73116**

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

Lot Eight (8), in Block Thirty-six "B" (36B), of Blocks 36A and 36B, NICHOLS HILLS, a Replat of part of Lot 1 and All of Lot 3, Block 36, NICHOLS HILLS to Oklahoma County, Oklahoma, according to the recorded plat thereof.

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

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

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

Rhonda L Heafy Trustee of the Rhonda L. Heafy Revocable Trust U/A/D June 22, 2007

BY: *Rhonda L Heafy Trustee*

**ACKNOWLEDGMENT**

State of *Illinois* County of *Montgomery* ss:  
The foregoing instrument was acknowledged before me on this 6 day of January, 2017 by Rhonda L. Heafy Trustee of Rhonda L Heafy Revocable Trust U/A/D June 22, 2007

My Commission Expires:

*Jackie L. Diamond*  
Notary Public,

*1/13*



EC No.: 1612-0063-61



917.703.6443

**CONSENT OF ABUTTING OWNER**  
**TO**  
**LOT COMBINATION**

The undersigned represent(s) that he/she/they own(s) the property located at 6922 Avondale Court, Nichols Hills, OK 73116, which is legally described as:


Lot Two (2), in Block Thirty-Six A (36A), of Blocks 36A and 36B, NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof (the "**Property**").

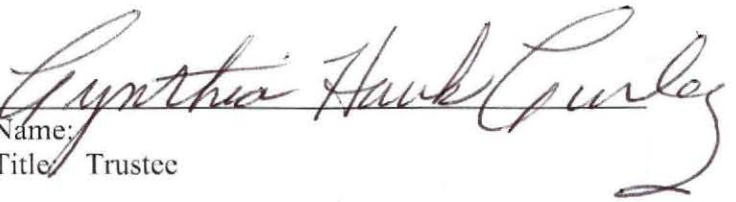
Legal title to the Property is held in the names of LUKE M. CURLEY AND CYNTHIA HAWK CURLEY, CO-TRUSTEES OF THE CURLEY FAMILY TRUST DATED 20TH DAY OF OCTOBER 1997 (herein "**Owner**"). The westerly boundary of the Property is also a portion of the easterly boundary of the property located at 1610 W. Wilshire, Nichols Hills, OK 73116.

The undersigned consents to the combination of the property located at 1610 W. Wilshire with the property located at 1612 W. Wilshire, which latter property is located at the Southeast corner of West Wilshire Boulevard and North Pennsylvania Avenue.

"Owner":

LUKE M. CURLEY AND CYNTHIA HAWK CURLEY,  
CO-TRUSTEES OF THE CURLEY FAMILY TRUST  
DATED 20TH DAY OF OCTOBER 1997

By:   
Name: \_\_\_\_\_  
Title: Trustee

By:   
Name: \_\_\_\_\_  
Title: Trustee

Date: May 1, 2025

**CONSENT OF ABUTTING OWNER**  
**TO**  
**LOT COMBINATION**

The undersigned represents that it owns the property located at 1608 W. Wilshire, Nichols Hills, OK 73116, which is legally described as:

All of Lot One (1), Block THIRTY-SIX A (36A), NICHOLS HILLS, Oklahoma County, Oklahoma, a replat of part of Lot 1 and all of Lot 3. Block 36, NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof (the "**Property**").

Legal title to the Property is held in the name of Charles Hershel Kuykendall, Trustee of the Keystone 1993 Trust dated March 1, 1993 (the "**Trust**"). The westerly boundary of the Property is also a portion of the easterly boundary of the property located at 1610 W. Wilshire, Nichols Hills, OK 73116.

The undersigned consents to the combination of the property located at 1610 W. Wilshire with the property located at 1612 W. Wilshire, which latter property is located at the Southeast corner of West Wilshire Boulevard and North Pennsylvania Avenue.

"Trust":



\_\_\_\_\_  
Charles Hershel Kuykendall, Trustee of the Keystone 1993 Trust dated March 1, 1993

Date: 5-7-25, 2020

**CONSENT OF ABUTTING OWNER**  
**TO**  
**LOT COMBINATION**

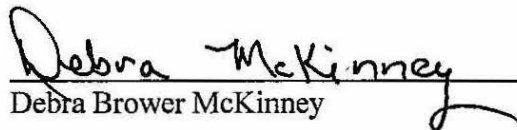
The undersigned represents that she owns the property located at 6929 Avondale Court, Nichols Hills, OK 73116, which is legally described as:

Lot Eight (8), Block Thirty-six "B" (36B), of Blocks 36A and 36B, NICHOLS HILLS, a Replat of part of Lot 1 and All of Lot 3. Block 36, NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof (my "**Property**").

Legal title to my Property is held in my name, of Debra Brower McKinney (herein "**Owner**"). The northerly boundary of my Property is also the southerly boundary of the property located at 1612 W. Wilshire, Nichols Hills, OK 73116., which is located at the Southeast corner of West Wilshire Boulevard and North Pennsylvania Avenue (the "**1612 West Wilshire Property**").

The undersigned consents to the combination of the 1612 West Wilshire Property with the property located at 1610 W. Wilshire immediately to the east of the 1612 West Wilshire Property.

"Owner":

  
Debra Brower McKinney

Date: 10/20/25, 2020

# Larry Stein

## Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number R124601000 & R124601010 and is a **300-foot** radius from the outside of the polygon.

**DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.**

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

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

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

STATE OF OKLAHOMA }  
COUNTY OF OKLA. } ss:

I, the duly elected, qualified and acting  
County Assessor, in and for the County  
and State aforesaid, do hereby certify that  
the within and foregoing is a full, true and  
complete copy of 300 Ft. Radius Report  
filed in the office of the County Assessor  
on the 28<sup>th</sup> day of October, 2025  
Given under my hand and official seal the  
28<sup>th</sup> day of October, 2025

County Assessor  
D. Hanby Deputy

Oklahoma County Assessor's  
300ft Radius Report  
10/28/2025

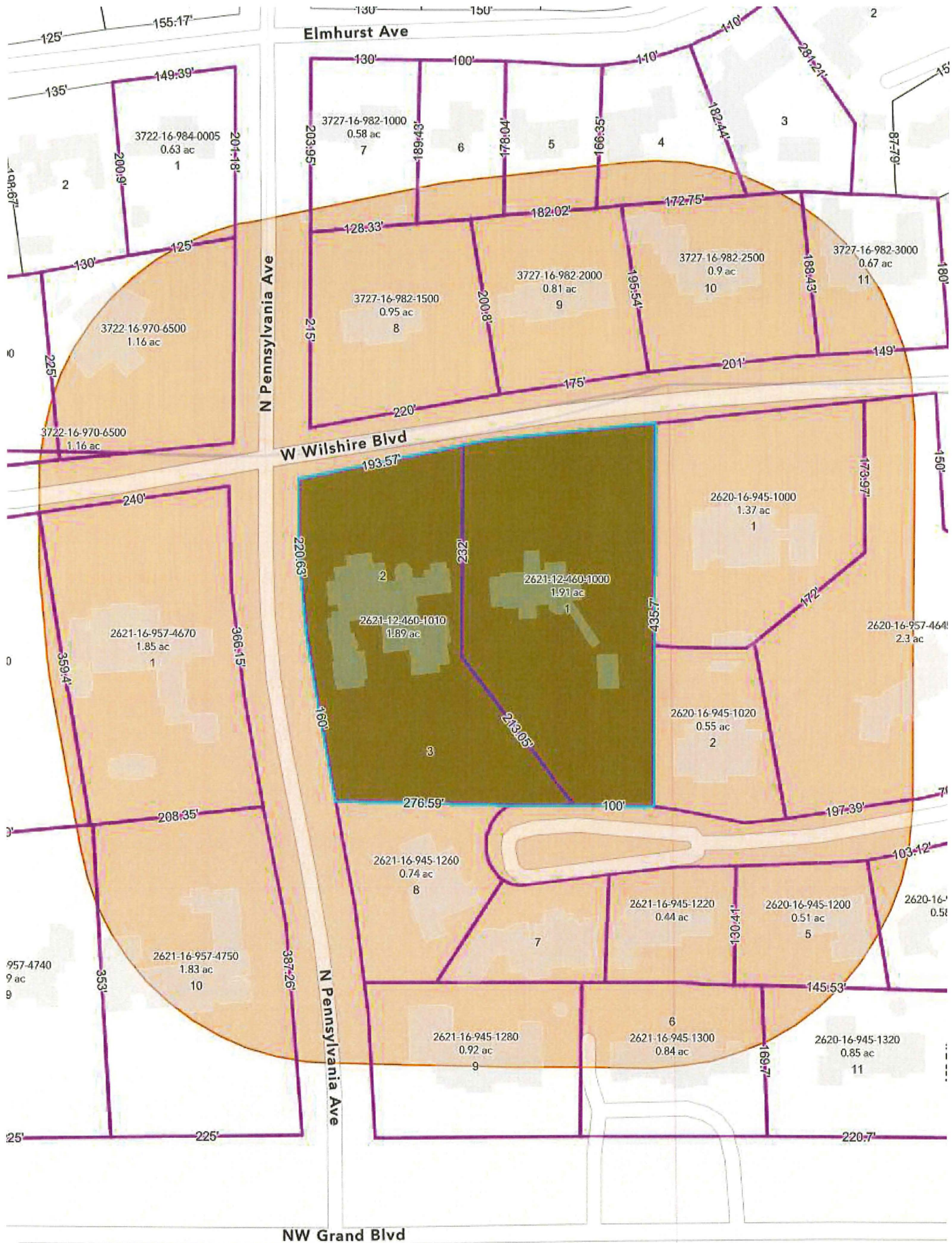
accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169708000	THE ROSEWATER TRUST			1705 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116	UNPLTD PT SEC 31 13N 3W	0	0	UNPLTD PT SEC 31 13N 3W 000 000 PT SE4 SEC 31 13N 3W & PT NE4 SEC 6 12N 3W BEG 40FT W & 155.38FT N OF SE/C SE4 SEC 31 13N 3W TH SWLY98.59FT WLY ALONG A CURVE 126.41FT TO POINT OF BEG TH WLY ALONG A CURVE 180FT S225FT ELY ALONG A CURVE 180FT N225FT TO BEG AKA TR 2 OF E/2 OF SE4	1705 W WILSHIRE BLVD NICHOLS HILLS
R169706500	STANBRO PETER BRENT			1701 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4113	UNPLTD PT SEC 31 13N 3W	0	0	UNPLTD PT SE4 SEC 31 13N 3W & PT NE4 SEC 6 12N 3W BEG 40FT W & 155.38FT N OF SE/C OF SE4 TH WLY98.59FT TH WLY ON A CURVE 126.41FT S225FT ELY225FT N225FT TO BEG	1701 W WILSHIRE BLVD NICHOLS HILLS
R169821500	CHINA TOWN INC			2009 CATALINA DR	EDMOND	OK	73013	NICHOLS HLS WIL SUB 87&87A	87	8	NICHOLS HLS WIL SUB 87&87A 087 008	1609 W WILSHIRE BLVD NICHOLS HILLS
R169822000	BROWN JEFFREY S & KATHRYN J			401 VILLAS DR	VENICE	FL	34285-3031	NICHOLS HLS WIL SUB 87&87A	87	9	NICHOLS HLS WIL SUB 87&87A 087 009	1607 W WILSHIRE BLVD NICHOLS HILLS
R169822500	BAIR JACK M & DEBRA R			1605 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-5006	NICHOLS HLS WIL SUB 87&87A	87	0	NICHOLS HLS WIL SUB 87&87A 087 000 ALL LOT 10 & W26FT LOT 11	1605 W WILSHIRE BLVD NICHOLS HILLS
R169823000	HEINLEN JONATHAN & LATISHA TRS	EKS RESIDENCE TRUST		1603 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-5006	NICHOLS HLS WIL SUB 87&87A	87	11	NICHOLS HLS WIL SUB 87&87A 087 011 LOT 11 LESS W26FT	1603 W WILSHIRE BLVD NICHOLS HILLS
R169840005	YEN ERVIN S MD & PAMELA M TRS	YEN 2010 REV TRUST		1700 ELMHURST AVE	NICHOLS HILLS	OK	73120-1012	NICHOLS HILLS WILSHIRE	95	1	NICHOLS HILLS WILSHIRE 095 001	1700 ELMHURST AVE NICHOLS HILLS
R169820400	MONNET J CHARLES TRS	MONNET J CHARLES TRUST		1606 ELMHURST AVE	NICHOLS HILLS	OK	73120-1218	NICHOLS HLS WIL SUB 87&87A	87	5	NICHOLS HLS WIL SUB 87&87A 087 005	1606 ELMHURST AVE NICHOLS HILLS
R169820500	JOHNSON SCOTT F & CAROL F TRS	JOHNSON SCOTT F & CAROL F TRUST		1608 ELMHURST AVE	NICHOLS HILLS	OK	73120-1218	NICHOLS HLS WIL SUB 87&87A	87	6	NICHOLS HLS WIL SUB 87&87A 087 006	1608 ELMHURST AVE NICHOLS HILLS
R169821000	WHITE JANE C TRS	WHITE 1610 TRUST		1610 ELMHURST AVE	NICHOLS HILLS	OK	73120-1218	NICHOLS HLS WIL SUB 87&87A	87	7	NICHOLS HLS WIL SUB 87&87A 087 007	1610 ELMHURST AVE NICHOLS HILLS
R169820300	BOZALIS JOHN R & SHARON REV TRUST			1604 ELMHURST AVE	NICHOLS HILLS	OK	73120-1218	NICHOLS HLS WIL SUB 87&87A	87	4	NICHOLS HLS WIL SUB 87&87A 087 004	1604 ELMHURST AVE NICHOLS HILLS
R169820200	BROOKS DAN V TRS	BROOKS DAN V REV TRUST		1602 ELMHURST AVE	NICHOLS HILLS	OK	73120	NICHOLS HLS WIL SUB 87&87A	87	3	NICHOLS HLS WIL SUB 87&87A 087 003 EXCEPT A TRI TR IN SE/C BEING 63FT 8IN ACROSS S & 80FT 2IN ON W & 102FT 2IN ON NELY SIDE	1602 ELMHURST AVE NICHOLS HILLS

Oklahoma County Assessor's  
300ft Radius Report  
10/28/2025

R169451020	CURLEY LUKE M & CYNTHIA H CO TRS	CURLEY FAMILY TRUST		6922 AVONDALE CT	NICHOLS HILLS	OK	73116-5009	NICHOLS HILLS REPLAT	36A	2	NICHOLS HILLS REPLAT 36A 002	6922 AVONDALE CT NICHOLS HILLS
R169574680	IMES NORMAN K & CAROL SUE TRS	IMES NORMAN K & CAROL SUE TRUST		1704 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4114	NICHOLS HILLS ADD	37	2	NICHOLS HILLS ADD 037 002	1704 W WILSHIRE BLVD NICHOLS HILLS
R169574670	MILLS ROBERT L & MARGARET S TRS	MILLS ROBERT L & MARGARET S TRUST		1700 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	37	1	NICHOLS HILLS ADD 037 001	1700 W WILSHIRE BLVD NICHOLS HILLS
R124601010	1612 WEST WILSHIRE LLC			201 ROBERT S KERR AVE STE 1600	OKLAHOMA CITY	OK	73102	NICHOLS HILLS BLK 36 C	36C	0	NICHOLS HILLS BLK 36 C 36C 000 LOTS 2 & 3	1612 W WILSHIRE BLVD NICHOLS HILLS
R124601000	MORIVIVI GROUP LLC			1811 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4115	NICHOLS HILLS BLK 36 C	36C	1	NICHOLS HILLS BLK 36 C 36C 001	1610 W WILSHIRE BLVD NICHOLS HILLS
R169451000	KUYKENDALL CHARLES HERSHEL TRS	KEYSTONE 1993 TRUST		1608 W WILSHIRE	NICHOLS HILLS	OK	73116	NICHOLS HILLS REPLAT	36A	1	NICHOLS HILLS REPLAT 36A 001	1608 W WILSHIRE BLVD NICHOLS HILLS
R169574645	SHAWVER CARRIE M 1999 TRUST			1606 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	0	0	NICHOLS HILLS ADD 000 000 BEG 267FT S & 120.68FT E OF NW/C LOT 1 BLK 36 TH NELY 172FTNLY 173.92FT ELY 80FT SLY 150FT SELY 145FT SELY 136.78FT SWLY ON N LINE AVONDALE CT 374.48FT NWLY 193.42FT TO BEG OR TR1	1606 W WILSHIRE BLVD NICHOLS HILLS
R169708000	THE ROSEWATER TRUST			1705 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116	UNPLTD PT SEC 31 13N 3W	0	0	UNPLTD PT SEC 31 13N 3W 000 000 PT SE4 SEC 31 13N 3W & PT NE4 SEC 6 12N 3W BEG 40FT W & 155.38FT N OF SE/C SE4 SEC 31 13N 3W TH SWLY98.59FT WLY ALONG A CURVE 126.41FT TO POINT OF BEG TH WLY ALONG A CURVE 180FT S225FT ELY ALONG A CURVE 180FT N225FT TO BEG AKA TR 2 OF E/2 OF SE4	1705 W WILSHIRE BLVD NICHOLS HILLS
R169706500	STANBRO PETER BRENT			1701 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4113	UNPLTD PT SEC 31 13N 3W	0	0	UNPLTD PT SE4 SEC 31 13N 3W & PT NE4 SEC 6 12N 3W BEG 40FT W & 155.38FT N OF SE/C OF SE4 TH WLY98.59FT TH WLY ON A CURVE 126.41FT S225FT ELY225FT N225FT TO BEG	1701 W WILSHIRE BLVD NICHOLS HILLS
R169451320	HARTSUCK JAMES M REV TRUST			6909 NW GRAND BLVD	NICHOLS HILLS	OK	73116-5001	NICHOLS HILLS REPLAT	36B	11	NICHOLS HILLS REPLAT 36B 011	6909 NW GRAND BLVD NICHOLS HILLS
R169451280	FOXY BEE LLC			6917 NW GRAND BLVD	NICHOLS HILLS	OK	73116	NICHOLS HILLS REPLAT	36B	9	NICHOLS HILLS REPLAT 36B 009	6917 NW GRAND BLVD NICHOLS HILLS
R169451300	CJR CAPITAL LLC			1629 N MARION AVE	OKLAHOMA CITY	OK	73106	NICHOLS HILLS REPLAT	36B	10	NICHOLS HILLS REPLAT 36B 010	6913 NW GRAND BLVD NICHOLS HILLS
R169451240	FRALEY ANDREA LYN			6925 AVONDALE CT	NICHOLS HILLS	OK	73116-5008	NICHOLS HILLS REPLAT	36B	7	NICHOLS HILLS REPLAT 36B 007	6925 AVONDALE CT NICHOLS HILLS

Oklahoma County Assessor's  
300ft Radius Report  
10/28/2025

R169451220	BLAIR WILLIAM WILSON & SUZANNE REEVES			6923 AVONDALE CT	NICHOLS HILLS	OK	73116	NICHOLS HILLS REPLAT	36B	6	NICHOLS HILLS REPLAT 36B 006	6923 AVONDALE CT NICHOLS HILLS
R169451200	BOGHETICH ANTONIO & JILENE			6921 AVONDALE CT	NICHOLS HILLS	OK	73116-5008	NICHOLS HILLS REPLAT	36B	5	NICHOLS HILLS REPLAT 36B 005	6921 AVONDALE CT NICHOLS HILLS
R169451180	SCALET JAMES CHRISTOPHER 2022 TRUST	SCALET KATHERINE MARIE 2022 TRUST		6919 AVONDALE CT	NICHOLS HILLS	OK	73116	NICHOLS HILLS REPLAT	36B	4	NICHOLS HILLS REPLAT 36B 004	6919 AVONDALE CT NICHOLS HILLS
R169574740	SULLIVAN WYNN	SULLIVAN MARGARET		2303 NW GRAND BLVD	NICHOLS HILLS	OK	73116-4105	NICHOLS HILLS ADD	37	9	NICHOLS HILLS ADD 037 009	2303 NW GRAND BLVD NICHOLS HILLS
R169574750	MCKINNIS GREG H TRS	CHOE YUNG HYE TRS	HJH TRUST	2301 NW GRAND BLVD	NICHOLS HILLS	OK	73116-4105	NICHOLS HILLS ADD	37	10	NICHOLS HILLS ADD 037 010	2301 NW GRAND BLVD NICHOLS HILLS
R169451260	MCKINNEY DEBRA BROWER			6929 AVONDALE CT	NICHOLS HILLS	OK	73116-5008	NICHOLS HILLS REPLAT	36B	8	NICHOLS HILLS REPLAT 36B 008	6929 AVONDALE CT NICHOLS HILLS





# Larry Stein

Oklahoma County Assessor

320 Robert S. Kerr. #313 , Oklahoma City Oklahoma 73102  
(405) 713-1236 Fax (405) 713-1220 www.oklahomacounty.org/assessor

## Open Records Request

## Fee Receipt



Receipt No	Name	Received	Currency	Description	PricePerUnit	Units	PriceTotal
33341	<u>HARTZOG CONGER CASON</u>						
		10/28/2025	Cards	300 Feet Radius	\$25.00	1	\$25.00
						Total	\$25.00

**Thank You**

CheckNumber

For questions concerning this invoice, please contact  
Stephanie Sousa 405-713-1236  
Email address [Stephanie.Sousa@oklahomacounty.org](mailto:Stephanie.Sousa@oklahomacounty.org)

November 20, 2025

Nichols Hills Planning Commission  
City of Nichols Hills  
6407 Avondale Drive  
Nichols Hills, OK

Re: PC-2025-07

Good Morning,

Our family's house, at 1607 W. Wilshire Blvd, is on the north side of Wilshire. The empty lot, known as 1610 W. Wilshire, is directly across from us to the south. We have owned the home over 33 years. Whatever action the Commission takes will affect somewhat all who travel on Wilshire, but moreover your decisions will affect those of us who live there daily and likely will affect the resale values of several homes similarly situated.

It would seem logical to conclude that whatever is being planned for on the empty lot, it will certainly not be a single family residence sized appropriately for the neighborhood like the rest of the homes on Wilshire are. If it were

otherwise, there would be no need to apply to the Commission to combine the lots.

I might note in passing that the red rectangle depicted does not even closely resemble the boundary lines of the property nor of the property lines of neighboring homes and lots. Nor does it show required setback lines nor does it depict any boundaries that may have received a variance in the past from the City.

What uses are allowed for a side yard this size? Or is it considered the backyard of the residence though it extends all the way to Wilshire? What structures can be built on it and are there size proportions to be considered? Can pavement be installed similar to a golf cart path? Can a parking lot be installed, and if so, what would the capacity be? Will any variances previously granted to 1612 be automatically furthered to include 1610 without additional approval by the City?

Also, several houses across from the subject lots are well above the subject lots and fences aren't tall enough to inhibit views into the vacant lot, especially from our second story windows.

In summary, my recommendation is, for today's session, that the Planning Commission deny the combination of the two lots. Perhaps the wisest course of action would be to have the applicant submit plans for future improvements to the property and petition the Commission again at that

time if it is still necessary.

Respectfully Submitted,



Jeffrey S. Brown  
1607 W. Wilshire Blvd.  
Nichols Hills, OK. 73116

Debra and Jack Bair MD  
1605 W Wilshire Blvd  
Nichols Hills, Oklahoma 73116  
dbrbair@aol.com  
405-823-2345

November 25, 2025

Nichols Hills Planning Commission  
6407 Avondale Drive  
Nichols Hills, Oklahoma

Subject: Objection to Petition to Combine Lots--Case No. PC-2025-07

Dear Members of the Planning Commission,

We are writing to register our opposition to the petition to combine the lots located at 1610 and 1612 W Wilshire Blvd, which are across the street to the south of our home at 1605 W Wilshire Blvd. We have multiple concerns with the plans to combine the lots and the building plans for 1610 and 1612 W Wilshire Blvd. We would like to have more transparency regarding the frontage of Wilshire and the opportunity to work with the owners.

While we understand that property owners have the right to pursue changes that support their goals, the proposed lot consolidation raises several serious concerns for us, many of our neighbors, and the entire area.

**1. Impact on Neighborhood Character:**

Combining these parcels would significantly alter the established scale and spacing of properties in our neighborhood. The current lot sizes contribute to the visual harmony and identity of our street, and merging them could enable development that is inconsistent with the existing residential pattern. A larger merged lot could allow for construction that exceeds the scale of nearby homes, resulting in increased traffic, reduced privacy, and potential strain on local infrastructure. If the 1610 drive is used as the main driveway for the proposed combined lot, it creates a significant traffic issue with the merging of four driveways less than a car length apart. The current drive at 1610 is directly across from my driveway as well as the drive for 1607 and practically adjacent to the 1608 drive. The drawing that was shared by the owners indicates a parking lot will be constructed on the property raising concerns about the level of traffic they anticipate using from the 1610 driveway. With the changes from the water repairs to Wilshire our access and our neighbors from the drive to the street is so narrow you must pull into the lane of the oncoming traffic or hit the curb. This, along with all the driveways entering Wilshire at the same location, creates somewhat of an intersection in the middle of our block of Wilshire.

**2. Effects on Property Values:**

The uncertainty surrounding future use of the combined lots, particularly if it leads to oversized or out-of-character structures, may have negative effects for

us and those on the north side of Wilshire. More transparency from the owners would be very helpful. The provided drawing shows no understandable measurements and lacks specific details of future plans. We would like more information regarding the frontage on Wilshire and are concerned that the combination of the lots will allow the opportunity for changes to the setbacks.

We would like more information regarding where the curb cuts will be located and whether they can be staggered. Also, a long driveway from the current 1610 drive running the length of the front of the lot will look like a parallel road along Wilshire, perhaps leading to confusion.


### 3. Safety Issues:

We have been told that the corners of Penn and Wilshire are allowed the large walls due to safety issues. We are all at risk of attempted break-ins and are so fortunate and grateful for our outstanding Police Department. Our family has endured two attempted home invasions here on Wilshire. The first was by convicted felons that our police caught trying to enter our home. The second attempt also did not gain entry to our home but stole guns from a neighbor to our south. We heard them try to open our door and they left when they discovered the door was locked. Although it was very frightening, both times our home was not breached because our doors were locked, a much simpler solution than an 8-10 ft wall surrounding the property. If a burglar wants to enter the property, they will find a way through the fence. Do we all need a large fence or wall at the street to protect us? All the homes along Penn and Wilshire (which is a major intersection and thoroughfare) have just as much exposure. We would prefer not to be a neighborhood of walled front yards. There are also many instances where residents have voluntarily and involuntarily followed the setback rules for their property. With no knowledge of what the future plans for the lot will be, it seems premature to grant the petition for the combination of the lots.

For these reasons, we respectfully request that the City deny the petition to combine the lots. We also ask that any future proposals for this property be subject to thorough public review to ensure they align with community standards. If the board does not deny the petition, at least consider a delay for more information to be provided to those of us most affected by this change.

Thank you for your attention to our concerns regarding this petition and for your ongoing service to our community. We would appreciate being kept informed of any hearings, meetings, or decisions related to this petition.

Sincerely,



Debra and Jack Bair MD



November 25, 2025

Nichols Hills Planning Commission

City of Nichols Hills

6407 Avondale Drive

Nichols Hills, OK

Re: PC-2025-07

Nichols Hills Planning Commission:

My family lives at 1603 W Wilshire across from the empty lot at 1610 W Wilshire currently under discussion in the petition. While we have only lived here a few years we were drawn to this home and the block of Wilshire as a beautiful area in the heart of Nichols Hills. I have reviewed the proposed combination of lots and would like to address the implications of such combination. The combination of the two adjacent lots creates a very large lot dissimilar to the other lots on our street and would change the neighborhood feel we currently have. Should this occur my biggest concern at this time would also be the location of any fences. I understand the corner lots have been given different restrictions for fencing the front yards but should this lot be combined I would hope the commission would continue the current fencing requirements and not allow a fence in front of the house line. To have this lot fenced off at the curb would drastically change our neighborhood feel with open site lines, landscaped front yards and single family residences leading to the charm we currently have on our block. Of course these changes could also affect resale value if we do choose to sell our properties.

The initial plans we were given so far are lacking in several details, perhaps further plans with distance specifications on where things will be located would be helpful in further discussion.

Thank you for your consideration,

A handwritten signature in black ink that reads "Latisha Heinlen MD". The signature is written in a cursive style with a large, stylized "L" and "H".

Latisha Heinlen, MD

Re Published in \_\_\_\_\_ on \_\_\_\_\_, 2026.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE FOR THE PURPOSE OF REMOVING DISCRIMINATORY LANGUAGE AGAINST CERTAIN RACES CONTAINED IN EXISTING PLATS DEDICATED TO THE CITY OF NICHOLS HILLS, OKLAHOMA, AND FILED IN THE OFFICE OF THE OKLAHOMA COUNTY CLERK; AMENDING THE FINAL PLAT OF WILSHIRE SECTION OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA, RECORDED MAY 16, 1946, IN BOOK 25 OF PLATS, PAGE 44; AND AMENDING THE FINAL PLAT OF WILSHIRE SECTION, NICHOLS HILLS, OKLAHOMA, RECORDED FEBRUARY 11, 1948, IN BOOK 26 OF PLATS, PAGE 23; AUTHORIZING THE MAYOR TO SIGN ANY DOCUMENTATION NECESSARY TO EFFECTUATE THIS ORDINANCE; AND DECLARING AN EMERGENCY.

### EMERGENCY ORDINANCE

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

Section 1. The purpose of this Ordinance is to remove discriminatory language against certain races from all platted subdivisions to the City of Nichols Hills, Oklahoma (individually a “Plat” and collectively the “Plats”) containing such language. The Plats subject of this Ordinance are as follows: (a) *Wilshire Section of Nichols Hills, Oklahoma County, Oklahoma*, recorded May 16, 1946, in Book 25 of Plats, Page 44, and (b) *Wilshire Section Nichols Hills, Oklahoma*, recorded February 11, 1948, in Book 26 of Plats, Page 23. For purposes of this Ordinance the discriminatory language, whether identical or different between plats, is individually and collectively referenced herein as the “Discriminatory Language.”

Section 2. The Discriminatory Language prohibits the sale, rental, or occupancy of real property subject of each Plat. Although the Discriminatory Language is no longer legally enforceable pursuant to the United States Supreme Court ruling in *Shelley v. Kraemer*, 334 U.S. 1 (1948), the provisions of the Fair Housing Act, 42 U.S.C., Section 3601 *et seq.*, and 11 O.S. § 42-106.1(E), it remains part of the Plats. Title 11 O.S. § 42-106.1(E) provides a process for the removal of the Discriminatory Language by means of the amendment (the “Amendment”) of the Plats.

(a) The Discriminatory Language contained in the final plat of *Wilshire Section of Nichols Hills, Oklahoma County, Oklahoma*, filed of record May 16, 1946, in Book 25 of Plats, Page 44, is as follows:

OWNERSHIP OR OCCUPANCY BY ANYONE OTHER THAN THE WHITE RACE: No lot or lots herein platted shall ever in any manner be held or owned by or for or the improvements thereon occupied (except necessary occupancy of servants quarters by a servant employed by white occupant of the main improvements thereon), any person of African decent, commonly known as Negroes and hereinafter called Negroes.

This is a reversion clause in this dedication and upon the violation of said condition, last above set out, the lot or lots and the improvements thereon shall immediately revert to the Company or its assigns and it shall be entitled to immediately re-enter and take possession of said lot or lots and improvements thereon; provided, however, the reverter shall not affect the lien of any mortgage or deed of trust placed on any lot in said addition prior to the violation of the restriction in this clause if the same is placed thereon in good faith and so long as such lien is not held or owned by and for a person not a Negro.

Provided, further, any person not a Negro who shall obtain a valid sheriff's deed to any lot in said addition under the foreclosure of the lien of any mortgage described above, and shall obtain rightful and lawful possession of said property under said sheriff's deed, shall take the same free from any violation of this condition accruing prior to the sale under which said sheriff's deed is issued but shall, in all other things, take same subject to this condition and right of reverter.

(b) The Discriminatory Language in the final plat of *Wilshire Section Nichols Hills, Oklahoma*, filed of record February 11, 1948, in Book 26 of Plats, Page 23, is as follows:

OWNERSHIP OR OCCUPANCY BY ANYONE OTHER THAN THE WHITE RACE: No lot or lots herein platted shall ever in any manner be held or owned by or for or the improvements thereon occupied by (except necessary occupancy of servants quarters by a servant employed by white occupant of the main improvements thereon), any person of African descent, commonly known as Negroes and hereafter called Negroes.

This is a reversion clause in this dedication and upon the violation of said condition, last above set out, the lot or lots and the improvements thereon shall

immediately revert to the COMPANY or its assigns and it shall be entitled to immediately re-enter and take possession of said lot or lots and improvements thereon; provided, however, that the reverter shall not affect the lien of any mortgage or deed of trust placed on any lot in said addition prior to the violation of the restriction in this clause if the same is placed thereon in good faith and so long as such lien is not held or owned by and for a person not a Negro; provided, further, that any person not a Negro who shall obtain a valid sheriff's deed to any lot in said addition under the foreclosure of the lien of any mortgage described above, and shall obtain rightful and lawful possession of said property under said sheriff's deed, shall take the same free from any violation of this condition accruing prior to the sale under which said sheriff's deed is issued but shall, in all other things, take same subject to this condition and right of reverter.

Section 3. The real property which individually comprises each Plat subject of this Ordinance is as follows:

(a) The real property which comprises the final plat of *Wilshire Section of Nichols Hills, Oklahoma County, Oklahoma*, recorded May 16,1946, in Book 25 of Plats, Page 44, is located, in part, in the S/2 of Section 31, T13N, R3W of the Indian Meridian and, in part, in the N/2 of Section 6, T12N, R3W of the Indian Meridian, all in Oklahoma County, Oklahoma. The Lots and Blocks which comprise the final plat of *Wilshire Section of Nichols Hills, Oklahoma County, Oklahoma*, recorded May 16,1946, in Book 25 of Plats, Page 44, are Lots 1 to 9, both inclusive, Block 95, Lots 1 to 35, both inclusive, Block 96, Lots 43 to 69, both inclusive, Block 97, Lots 1 to 19, both inclusive, Block 99, Lots 1 to 36, both inclusive, Block 100, Lots 1 to 81, both inclusive, Block 101, Lots 40 to 78, both inclusive, Block 102, Lots 1 to 6, both inclusive, Block 103, and Lots 1 to 8, both inclusive, Block 104.

(b) The real property which comprises the final plat of *Wilshire Section Nichols Hills, Oklahoma*, recorded February 11, 1948, in Book 26 of Plats, Page 23, is located in the S/2 of Section 31, T13N, R3W of the Indian Meridian, Oklahoma County, Oklahoma. The Lots and Blocks which comprise the final plat of *Wilshire Section Nichols Hills, Oklahoma*, recorded February 11, 1948, in Book 26 of Plats, Page 23, are Lots 1 to 43-A, both inclusive, Block 97, Lots 1 to 39-A, Block 102, Lots 1 to 53, both inclusive, Block 105, Lots 50 to 100, both inclusive, Block 106, Lots 44 to 87, both inclusive, Block 109, Lots 1 to 91, both inclusive, Block 110, and Lots 1 to 90, both inclusive, Block 111.

Section 4. Each individual plat identified herein which collectively comprise the Plats are hereby amended to delete, remove and strike in their entirety the Discriminatory Language. The provisions of this Amendment shall supersede and control over any conflicting provision contained





A copy of the Plat with the Discriminatory Language redacted, removed, and stricken, marked as **Exhibit 1**, is attached hereto and made a part hereof.

Therefore, the Discriminatory Language contained in the Plat is hereby amended and corrected by this certificate pursuant to the provisions of 11 O.S. § 42-106.1.

PASSED and ADOPTED by the Council of the City of Nichols Hills, Oklahoma, on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the \_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF NICHOLS HILLS, OKLAHOMA

ATTEST:

\_\_\_\_\_  
City Clerk  
[Seal]

\_\_\_\_\_  
Mayor

REVIEWED as to Form and Legality

\_\_\_\_\_  
City Attorney

STATE OF OKLAHOMA    )  
  ) ss:

COUNTY OF OKLAHOMA )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_ 2026,  
by \_\_\_\_\_, Mayor of the City of Nichols Hills, Oklahoma.

(Seal)

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_  
Commission #: \_\_\_\_\_



Therefore, the Discriminatory Language contained in the Plat is hereby amended and corrected by this certificate pursuant to the provisions of 11 O.S. § 42-106.1.

PASSED and ADOPTED by the Council of the City of Nichols Hills, Oklahoma, on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the \_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF NICHOLS HILLS, OKLAHOMA

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk  
[Seal]

REVIEWED as to Form and Legality

\_\_\_\_\_  
City Attorney

STATE OF OKLAHOMA    )  
                                  ) ss:

COUNTY OF OKLAHOMA )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_ 2026,  
by \_\_\_\_\_, Mayor of the City of Nichols Hills, Oklahoma.

(Seal)

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_  
Commission #: \_\_\_\_\_