

1. Agenda

Documents:

[2022-04-20 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1712.PDF](#)

2. Meeting Materials

Documents:

[2022-04-20 BOARD OF ADJUSTMENT - FULL AGENDA-1712.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, April 20, 2022 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

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

Official action may be taken by the Board only on items that appear on this Agenda. The Board 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 Board.

1. Call to Order
2. Roll Call
3. Minutes
 - a. January 19, 2022 Minutes
4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA 2022-02, for which the applicants at 1203 Marlboro Lane are seeking a 3' variance to the rear setback.

BOA 2022-02 - 1203 Marlboro Lane

The property is R-1-60.

The applicants desire to install an accessory structure. For the proposed accessory structure, the applicants are seeking a 3' variance to the rear yard setback, leaving a 7' rear yard setback.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 11:29 AM on the 8th day of April, 2022 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 11:45 AM on the 8th day of April, 2022; posted to the City of Nichols Hills

website at <http://www.nicholshills.net> at 5:00 PM on the 8th of April, 2022; and transmitted by email at 5:00 PM on the 8th day of April, 2022 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



City Clerk
City of Nichols Hills, Oklahoma

AGENDA

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City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, January 19, 2022 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 1:17 PM on
the 7th day of January, 2022.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Kathy Lippert		Present	
Robert Slater		Present	
Edward Clements		Present	
John Covington		Present	5:31 PM
Larry Herzel		Absent	

3. Minutes

- a. December 15, 2021 Minutes

MOTION: Clements moved to approve the December 15, 2021 minutes as presented. Lippert seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Edward Clements
SECONDER:	Kathy Lippert
AYES:	Lippert, Slater, Clements, Covington
ABSENT:	Herzel

4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA 2022-01, for which the applicants at 2403 NW Grand Boulevard are seeking a 10' variance to the rear setback and a 17'6" variance to the west side yard setback.

BACKGROUND

BOA 2022-01 - 2403 NW Grand Boulevard

The property is E-2

The applicants desire to replace the existing house at the property with a new house. For the proposed new house, the applicants are seeking a 10' variance to the rear yard setback, leaving a 30' setback. For the proposed new house, the applicants are also seeking a 17'6" variance to the West side yard setback, leaving a 32'6" setback.

Mr. Bruce Bockus, architect with Bockus Payne and Associates PC Architects, presented the application on behalf of the applicants to the Board of Adjustment.

Following discussion among Board of Adjustment members, and staff, Chairman Slater opened the public hearing.

No one expressed a desire to be heard, the public hearing was closed.

MOTION: Clements moved that application number BOA 2022-01 be approved because the application of the ordinance to this particular piece of property would create an unnecessary hardship; such conditions are peculiar to this particular piece of property; the granting of this variance will not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and this variance is the minimum necessary to alleviate the unnecessary hardship. Covington seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Edward Clements
SECONDER:	John Covington
AYES:	Lippert, Slater, Clements, Covington
ABSENT:	Herzel

5. Adjournment

Chairman Slater adjourned the meeting.

Chairman
City of Nichols Hills, Oklahoma

City Manager
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

Attachment: January 19 2022 Minutes (5747 : January 19, 2022 Minutes)

CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARING
CASE NO. BOA 2022-02**

NOTICE IS HEREBY GIVEN that an application has been filed seeking a variance from the Nichols Hills City Code on the following described property:

Lot Twenty-Two (22), in Block Twenty-three (23), of Nichols Hills, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

The property is also known as **1203 Marlboro Lane**. Current zoning is **R-1-60**.

The applicants desire to install an accessory structure. For the proposed accessory structure, the applicants are seeking a 3' variance to the rear yard setback, leaving a 7' rear yard setback.

A PUBLIC HEARING WILL BE HELD on said application by the Nichols Hills Board of Adjustment in the Council Chambers, City Hall 6407 Avondale Drive, Nichols Hills, Oklahoma 73116 on the 20th day of April, 2022 at 5:30 p.m.

ALL PERSONS, OWNERS, OR RESIDENTS within the above described area are hereby given notice that they may appear at said hearing or file a petition within the Board of Adjustment and offer arguments and evidence for or against the granting of said application as they deem proper in the premises.

Dated this 5th day of April, 2022.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: Application Nichols Hills Board of Adjustment (5748 : BOA 2022-02)



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Nichols Hills Board of Adjustment
Hearing and Action

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

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

Applicant is encouraged to consult the applicable provisions of the Nichols Hills City Code ("the Code") regarding the Nichols Hills Board of Adjustment when completing this Application.

Attach a separate sheet to provide complete answers if necessary.

Applicant's name: Harvey Deutsch

Mailing address: 1203 Marlboro Lane, Nichols Hills, OK 73116

Telephone number(s): 512-627-5554

Email address(es): harveyad@yahoo.com

Address and legal description of subject property: _____

Current zoning classification: R-1-60 Single Family Residential

Present use of the property: Residence

This is an application for: ☒ Variance ☐ Appeal from administrative official decision

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. **Supporting Information.**
 - (a) For Applications that relate to a denied Application for Building Permit (or other Application related to Chapter 50 of the Code): a copy of the denied Application and originals of all supporting information that was required for it pursuant to the Code (specifically Sec. 50-188(c) for Applications for Building Permits).
 - (b) For Applications for a variance prior to submission of an Application for Building Permit: photos of the subject building or building site; a conceptual site plan drawn to scale showing the exact size and location of lots or land, the size and location of buildings and floor plans, and measurements showing distance from the outside line of buildings (existing and proposed) to the outside property lines; renderings of the proposed changes to the site; and a survey meeting the requirements of Sec. 50-188(c) of the Code.

4. Explanatory Statements. Provide responses applicable to this Application. Attach additional pages as necessary to provide complete answers.

(a) **Variance requests.** See Sec. 50-158 of the Code.

i. State the details of the variance you are seeking.

We would like the setback distance from the back fence changed from 10 feet to 7 feet to make room for a tornado shelter.

If the variance sought relates to a development regulation applicable for the District in which the property is located (setback, lot coverage, floor area ratio, height, no build envelope), complete the worksheet that follows on page 4.

ii. Code Section(s) from which a variance is requested:

Chapter 50, sec. 50-50

iii. State why you believe application of such Code Section(s) to the particular piece of property creates an unnecessary hardship.

Locating the tornado shelter at the location shown on the attached survey allows us to get to it quickly in case of an emergency.

iv. State why you believe such conditions are peculiar to the particular piece of property involved.

The back yard is the only good place to put a tornado shelter. Our garage is too small to put it there.

v. State whether you believe the relief, if granted, would cause a detriment to the public good and why.

I do not believe there will be any detriment as the shelter will be below the fence line and not visible to neighbors.

vi. State whether you believe the relief, if granted, would impair the purposes and intent of the City's zoning ordinances and why.

I do not believe there will be any impairment as the shelter will not impact neighbors enjoyment of their house and the change does not impinge on any easement.

vii. State how the variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

It will allow the tornado shelter to be placed a safe distance from the backup generator.

(b) **Appeals.** See Sec. 50-294 of the Code.

i. State the details of the relief you are seeking.

NA

ii. Date and nature of the order, requirement, decision or determination appealed:

NA

iii. Name and title of the City officer who made the order, requirement, decision or determination appealed:

NA

iv. Details of the alleged error in the order, requirement, decision or determination appealed:

NA

This Application will be considered officially submitted and filed only after it is examined by the City Clerk and found to have met the applicable requirements of Chapter 50 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 Board of Adjustment. Applicant will be advised of the date and time for that hearing. It is highly recommended that applicant attend (or have a representative attend) the hearing 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 11 day of March, 2022

Signature: H. Deutsch

Print applicant's full legal name: Harvey Deutsch

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

Application for Variance – Development Regulation Worksheet

Applicant's Name: Harvey Deutsch

Property Address: 1203 Marlboro Lane

Applicable Structure: (Check as applicable)

☐	Main Building	☐	New	☐	Addition
☒	Accessory Building	☒	New	☐	Addition
☐	Fence	☐	New	☐	Addition

Type of Adjustment Sought: Provide information in inches and feet. Do not use decimals.

	Allowed by City Code	Proposed Variance	Amount over Allowed
Front Yard Setback			
Rear Yard Setback	<i>North 10 ft</i>	<i>North 7 ft</i>	<i>3 ft</i>
Side Yard Setback (specify north, south, east or west side)	<i>East → West 6 ft</i>		
Building Lot Coverage			
Floor Area Ratio			
Height			
No Build Envelope			
Other	Explanation:		

Form of affidavit regarding ownershipAffidavit

STATE OF Oklahoma

COUNTY OF Oklahoma

Harvey Deutsch, being first duly sworn, states:

1. My name is Harvey Deutsch. My address is 1203 Marlboro Lane, Nichols Hills, Oklahoma 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 Marlboro Lane and more particularly described as:

Nichols Hills Add 023 022

3. I am the applicant for the hearing and action by the Board of Adjustment pursuant to the Nichols Hills City Code.

4. This address and legal description accurately describe the property for which hearing and action 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 January, 2022.

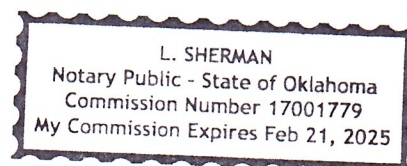
Harvey Deutsch
[Full legal name]

Notary Acknowledgment

Subscribed and sworn to before me this 4th day of January, 2022.

L. Sherman
Notary Public

My Commission Expires: February 21, 2025
Comm. No. 17001779



Board of Adjustment

Address	1203 Marlboro
Lot and Block	
Zone	R-1-60
City	Nichols Hills
County	
State Zip Code	

Check Box
Below New Addition

Type of Building or Fence

Main Building
 Accessory Building
 Fence

	X	

Type of Adjustment

1. Front Setback
 2. Rear Setback
 3. Side Setback (Westside)
 4. Side Setback
 5. Building Lot Coverage
 6. Floor Area Ratio
 7. Height
 8. Building Envelope

Allowed	Proposed	Amount over Allowed
		0
		0
10'	7'	3'
		0
		0
		0
		0
		0

Explanation

9. Other

NOTES: Shelter is considered a accessory structure which the min rear setback is 10 Feet

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Report is for Account Number R169573140 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office.

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and ac
County Assessor, in and for the Co
and State aforesaid, do hereby certify
the within and foregoing is a full, true
complete copy of 300ft. Radius R
titled in the office of the County Asses
on the 8th day of March, 20.
Given under my hand and official seal
8th day of March, 20.

County Assessor

K. Burch Deputy

RECEIVED

By Jason M at 3:18 pm, 3/11/22

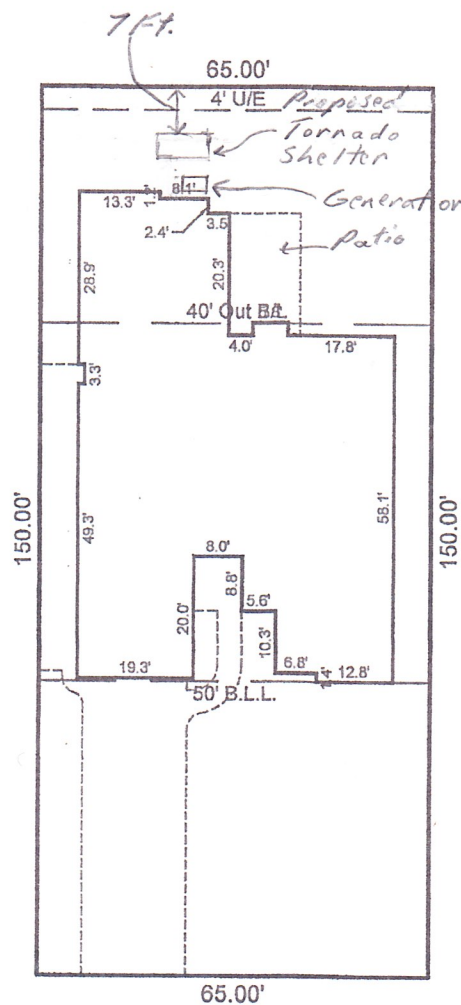
accountno	name1	name2	mailingaddress1	mailingaddress2	city	state	zipcode	subname	block	lot	legal	location
R169573180	BAKIR ERCUMENT KORAY TRS	BAKIR FAMILY TRUST	1204 MARLBORO LN		NICHOLS HILLS	OK	73116-6221	NICHOLS HILLS ADD 024	000	000	NICHOLS HILLS ADD 024 000 LOTS 2 & 3	1204 MARLBORO LN NICHOLS HILLS
R169572940	RICE ANDREW & APPLE N		1201 BELFORD AVE		NICHOLS HILLS	OK	73116-6204	NICHOLS HILLS ADD 022	021	021	NICHOLS HILLS ADD 022 021	1201 BELFORD AVE NICHOLS HILLS
R169571100	WELCH JENNIFER		1120 BELFORD AVE		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD 010	011	011	NICHOLS HILLS ADD 010 011	1120 BELFORD AVE NICHOLS HILLS
R169573160	COLLISON STEPHANIE K & MICHAEL P TRS	COLLISON SPTEHANIE K REV TRUST	1200 MARLBORO LN		NICHOLS HILLS	OK	73116-6221	NICHOLS HILLS ADD 024	001	001	NICHOLS HILLS ADD 024 001	1200 MARLBORO LN NICHOLS HILLS
R169571110	TRENTON ROAD LLC		1720 KINGSBURY LN		NICHOLS HILLS	OK	73116-5316	NICHOLS HILLS ADD 010	012	012	NICHOLS HILLS ADD 010 012	6800 TRENTON RD NICHOLS HILLS
R169572950	TACCIA THOMAS M JR & BREANNA		1200 BELFORD AVE		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD 023	001	001	NICHOLS HILLS ADD 023 001	1200 BELFORD AVE NICHOLS HILLS
R169573290	CUNNINGHAM LUKE C	CUNNINGHAM KATHRYN GRIFFIN	1201 TEDFORD WAY		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD 024	016	016	NICHOLS HILLS ADD 024 016	1201 TEDFORD WAY NICHOLS HILLS
R169573286	PRATT J B CO TRS	PRATT MEGAN CO TRS	1203 TEDFORD WAY		NICHOLS HILLS	OK	73116-6008	NICHOLS HILLS ADD 024	015	015	NICHOLS HILLS ADD 024 015	1203 TEDFORD WAY NICHOLS HILLS
R169573284	ADAMS NITA K TRS	ADAMS NITA K REV TRUST	1205 TEDFORD WAY		NICHOLS HILLS	OK	73116-6008	NICHOLS HILLS ADD 024	014	014	NICHOLS HILLS ADD 024 014	1205 TEDFORD WAY NICHOLS HILLS
R169570967	SEIKEL MICHAEL R DR & JEARY LYN CO TRS	SEIKEL MICHAEL R DR & JEARY LYN TRUST	6702 TRENTON RD		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD 009	011	011	NICHOLS HILLS ADD 009 011	6702 TRENTON RD NICHOLS HILLS
R169572930	FLINN SEAN	FLINN ERIN	1203 BELFORD AVE		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD 022	020	020	NICHOLS HILLS ADD 022 020	1203 BELFORD AVE NICHOLS HILLS
R169571095	MEREDITH LINDA L JACKSON & DENNIS W TRS	MEREDITH LINDA L JACKSON REV TRUST	1118 BELFORD AVE		NICHOLS HILLS	OK	73116-6203	NICHOLS HILLS ADD 010	010	010	NICHOLS HILLS ADD 010 010	1118 BELFORD AVE NICHOLS HILLS
R169573010	YORK C DEAN TRS	YORK LIV TRUST	1212 BELFORD AVE		NICHOLS HILLS	OK	73116-6205	NICHOLS HILLS ADD 023	007	007	NICHOLS HILLS ADD 023 007	1212 BELFORD AVE NICHOLS HILLS
R169573150	WILSON MARISSA ANN DAILY		6801 TRENTON RD		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD 023	023	023	NICHOLS HILLS ADD 023 023	6801 TRENTON RD NICHOLS HILLS
R169573133	SOUTHWICK MARY J TRS	SOUTHWICK MARY J REV TRUST	1207 MARLBORO LN		NICHOLS HILLS	OK	73116-6220	NICHOLS HILLS ADD 023	020	020	NICHOLS HILLS ADD 023 020	1207 MARLBORO LN NICHOLS HILLS
R169570970	MOHAMADI REAL ESTATE INVESTMENTS LLC		6715 NW GRAND BLVD		NICHOLS HILLS	OK	73116-6014	NICHOLS HILLS ADD 009	012	012	NICHOLS HILLS ADD 009 012	1123 TEDFORD WAY NICHOLS HILLS
R169572990	WILLIE MAE JOINER REV TRUST	MARY LOUISE LOUGHMILLER TRS	1208 BELFORD AVE		NICHOLS HILLS	OK	73116-6205	NICHOLS HILLS ADD 023	005	005	NICHOLS HILLS ADD 023 005	1208 BELFORD AVE NICHOLS HILLS

R169573135	HARRIS JAMES R TRS	HARRIS JAMES R REV TRUST	1205 MARLBORO LN	NICHOLS HILLS	OK	73116-6220	NICHOLS HILLS ADD 023	021	NICHOLS HILLS ADD 023 021	1205 MARLBORO LN NICHOLS HILLS
R169573282	MOHAMADI REAL ESTATE INVESTMENTS LLC		6715 NW GRAND BLVD	NICHOLS HILLS	OK	73116-6014	NICHOLS HILLS ADD 024	013	NICHOLS HILLS ADD 024 013	1207 TEDFORD WAY NICHOLS HILLS
R169572920	WILSON CURTIS G & WENDI L		1205 BELFORD AVE	NICHOLS HILLS	OK	73116-6204	NICHOLS HILLS ADD 022	019	NICHOLS HILLS ADD 022 019 EX BEG SW/C LOT 19 N TO NW/C E5.6FT S68FT SW TO SW/C	1205 BELFORD AVE NICHOLS HILLS
R169573270	MCCUNE JOHN R VI & BARBARA J CO TRS	MCCUNE JONE R VI TRUST	1209 TEDFORD WAY	NICHOLS HILLS	OK	73116-6008	NICHOLS HILLS ADD 024	012	NICHOLS HILLS ADD 024 012	1209 TEDFORD WAY NICHOLS HILLS
R169573120	CTG LIVING TRUST	BENNETT NATASHA A TRS WEBB DREW D GST EXEMPT TRUST	1211 MARLBORO LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD 023	018	NICHOLS HILLS ADD 023 018	1211 MARLBORO LN NICHOLS HILLS
R169573190	WEBB DREW D TRS		1212 MARLBORO LN	NICHOLS HILLS	OK	73116-6221	NICHOLS HILLS ADD 024	004	NICHOLS HILLS ADD 024 004	1212 MARLBORO LN NICHOLS HILLS
R169571114	STEPHENSON WILLIAM BOYD 2013 REV TRUST		1117 MARLBORO LN	NICHOLS HILLS	OK	73116-6218	NICHOLS HILLS ADD 010	014	NICHOLS HILLS ADD 010 014	1117 MARLBORO LN NICHOLS HILLS
R169572970	LGH REV FAMILY TRUST		1204 BELFORD AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD 023	003	NICHOLS HILLS ADD 023 003	1204 BELFORD AVE NICHOLS HILLS
R169573000	ARNOLD WILLIAM C & MARILYN A TRS	ARNOLD WILLIAM & MARILYN TRUST	1210 BELFORD AVE	NICHOLS HILLS	OK	73116-6205	NICHOLS HILLS ADD 023	006	NICHOLS HILLS ADD 023 006	1210 BELFORD AVE NICHOLS HILLS
R169573140	DEUTSCH HARVEY & MAYAKO		1203 MARLBORO LN	NICHOLS HILLS	OK	73116-6220	NICHOLS HILLS ADD 023	022	NICHOLS HILLS ADD 023 022	1203 MARLBORO LN NICHOLS HILLS
R169571112	FEDERMAN WILLIAM B		10205 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73120-4117	NICHOLS HILLS ADD 010	013	NICHOLS HILLS ADD 010 013	1119 MARLBORO LN NICHOLS HILLS
R169573130	1209 MARLBORO LANE LLC		211 N ROBINSON	OKLAHOMA CITY	OK	73102-7103	NICHOLS HILLS ADD 023	019	NICHOLS HILLS ADD 023 019	1209 MARLBORO LN NICHOLS HILLS
R169572980	WARD CHARIS LEE	GALLAS JUSTIN ZENNON	1206 BELFORD AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD 023	004	NICHOLS HILLS ADD 023 004	1206 BELFORD AVE NICHOLS HILLS
R169573210	COLTON CYNTHIA SUE REV TRUST		1220 MARLBORO LN	NICHOLS HILLS	OK	73116-6221	NICHOLS HILLS ADD 024	006	NICHOLS HILLS ADD 024 006	1220 MARLBORO LN NICHOLS HILLS
R169570965	WILLCO HOMES LLC		23008 CHEVAL DR	EDMOND	OK	73025	NICHOLS HILLS ADD 009	010	NICHOLS HILLS ADD 009 010	1118 MARLBORO LN NICHOLS HILLS
R169570980	SC17 CAPITAL LLC		1121 TEDFORD WAY	NICHOLS HILLS	OK	73116-6006	NICHOLS HILLS ADD 009	013	NICHOLS HILLS ADD 009 013	1121 TEDFORD WAY NICHOLS HILLS

R169570963	MILLER LAURIE A REV TRUST		1116 MARLBORO LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD 009	009	NICHOLS HILLS ADD 009	1116 MARLBORO LN NICHOLS HILLS
R169573110	JOHNSON JONELLE	JOHNSON JAY	1215 MARLBORO LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD 023	017	NICHOLS HILLS ADD 023 017	1215 MARLBORO LN NICHOLS HILLS
R169572960	ALLEN ROBERT W & PAULA SINCLAIR TRUST		1202 BELFORD AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD 023	002	NICHOLS HILLS ADD 023 002	1202 BELFORD AVE NICHOLS HILLS
R169571092	NICHOLS HILLS INVESTMENTS LLC		1914 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5506	NICHOLS HILLS ADD 010	009	NICHOLS HILLS ADD 010 009	1116 BELFORD AVE NICHOLS HILLS
R169573200	MCCUBBIN MARTA F TRS	MCCUBBIN MARTA REV TRUST	1216 MARLBORO LN	OKLAHOMA CITY	OK	73116-6208	NICHOLS HILLS ADD 024	005	NICHOLS HILLS ADD 024 005	1216 MARLBORO LN NICHOLS HILLS
R169573220	SEMTNER KATHRYN TRUST		1224 MARLBORO LN	NICHOLS HILLS	OK	73116-6221	NICHOLS HILLS ADD 024	007	NICHOLS HILLS ADD 024 007	1224 MARLBORO LN NICHOLS HILLS



NOTE: The Report of Commissioners Case No. 33,272 does not cross the subject property...The Agreement recorded in Book 9041, Page 1308 affects as stated in filed instrument...



**-1203-
Marlboro Lane**

SURVEY STAMP
☒ Date Rec'd
☒ Legal
☒ Encroachments:
☒ Bldg Lines:
☒ U.E.
☒ Easements Checked
☒ Okay to Close:
 Reviewed by: *KH*
 Address: _____
 Indemnity _____

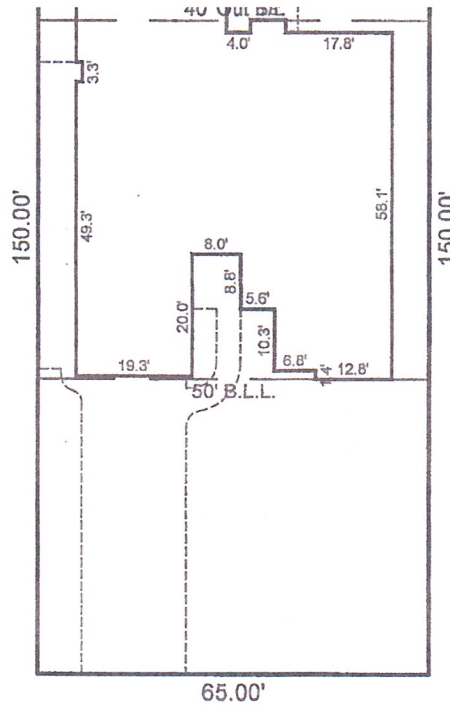
LEGEND	
	PROPERTY LINE
	BUILDINGS
	CONCRETE
	FENCE
	GAS PIPELINES
	BUILDING LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	DECK

Mortgage Inspection Report

I, Curtis Lee Hale, a Registered Land Surveyor, do hereby state that a careful inspection has been made under my supervision on the following described property, to wit;

Lot Twenty-two (22) in Block Twenty-three (23) of NICHOLS HILLS to Oklahoma County, Oklahoma, according to the recorded plat thereof. Known as 1203 Marlboro Lane...

as shown on the annexed sketch hereto and there are no encroachments of dwelling structures except if shown hereon. This Mortgage inspection report has been prepared for identification purposes for the Mortgagee in connection with a new loan and mortgage and is not intended or represented to be a land or property line survey. No corners were set. Do not use this sketch for establishing fence or building lines. The accompanying sketch is a true representation of the conditions that were found at the time of inspection, and the linear and angular values shown on the sketch, if any, are based on record or deed information and have not been verified unless noted. This inspection was made for loan purposes only and no other



**-1203-
Marlboro Lane**

LEGEND

—————	PROPERTY LINE
—————	BUILDINGS
—————	CONCRETE
X X X	FENCE
G	GAS PIPELINES
—————	BUILDING LINE
—————	EASEMENT LINE
—————	RIGHT-OF-WAY LINE
[Hatched Box]	DECK

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Inspection Number: 20141997

Title Company: CA/NW

Buyer: O'Dell, 1402936

Curtis Lee Hale
Licensed Land Surveyor



Land Surveying and Planning
1601 S.W. 89th Street, Building C, Suite 200
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C. A.: 819 - Exp.: June 30, 2015
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