

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on or before Friday, July 11, 2025 at 4:00 p.m.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meetings are encouraged to make the necessary accommodations. The city may waive the 48-hour rule if signing is not the necessary accommodation.

THE PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBER AT BETHANY CITY HALL - 6700 NW 36TH ST., BETHANY, OK 73008

AGENDA
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
JULY 17, 2025
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF JULY 3, 2025

CONSENT: Acknowledgement of correspondence from the Oklahoma Housing Finance Agency (OHFA) regarding the West Oak Village Development application to be heard by the OHFA Board on November 19, 2025 (a. The notification letter is attached).

EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: PC 25-13

Consider a request by applicant, Loyd Spaugy, E.I. Crafton Tull for Pelham Partners LLC, Agent for Owner and developer to rezone NW 36th and N. Rockwell Ave. from R-1, Residential Single Family and R-M, Residential Multi-Family to PUD, Planned Unit Development.

LEGAL DESCRIPTION: A tract of land situated within the Southeast Quarter (SE/4) of Section Seventeen (17), Township Twelve North (T12N), Range Four West (R4W) of the Indian Meridian (I.M.), City of Bethany, Oklahoma County, Oklahoma (Item to be heard by City Council on the 5th of August, 2025 at 6:30 p.m. in the City Council Chambers at Bethany City Hall.)

ITEM 2: PC 25-12

Comprehensive Plan Review. (tabled from the June 5, 2025 meeting)

ITEM 3: PC 25-14

Discussion and possible action on city ordinance 158.021.03, Commercial District Design Standards and city ordinance 158.022.03, Industrial District Design Standards.

NEW BUSINESS

ADJOURNMENT UNTIL AUGUST 7, 2025

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
JULY 3, 2025

MEMBERS PRESENT: James Clemmer, Vice-Chair
Robert Helton
Steve Marx
Jennifer Edmonson
Arvel Williams

MEMBERS ABSENT: Justin Peck, Chair
Ron Crouch
Keith Williams
Trent Reid

STAFF PRESENT: Ray Jones, City Attorney
Brett Crecelius, Comm. Dev. Director
Raquelynne Diaz, Comm. Dev. Associate
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th Street, Bethany, OK 73008 on Thursday, June 19, 2025 at 10:30 a.m.

James Clemmer, Vice-Chair called the meeting to order and gave the invocation. Motion was made by Robert Helton, seconded by Arvel Williams to approve the June 5, 2025 Planning and Zoning Commission minutes with the wording “table Item 2 – Comprehensive Plan Review to the next meeting” be added to minutes. The votes are as follows: AYE- James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 – 0.

ITEM 1: **PC 25-13**
Discussion and possible action on a traffic impact study ordinance.

ACTION: Brett Crecelius, Comm. Dev. Director presented the draft ordinance for the traffic impact study.

Ray Jones, City Attorney spoke about some of the comments he received for the proposed traffic impact study ordinance.

After a healthy discussion, motion was made by Arvel Williams, seconded by Robert Helton to recommend approving and passing the traffic impact study ordinance on to the City Council for approval. The votes are as follows: AYE- James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 – 0.

ITEM 2: **PC 25-14**

Discussion and possible action on city ordinance 158.021.03, Commercial District Design Standards and city ordinance 158.022.03, Industrial District Design Standards.

ACTION: Brett Crecelius, Comm. Dev. Director presented Ord. 158.021.03, Commercial District Design Standards, and city ordinance 158.022.03, Industrial District Design Standards. Do we want to keep our current ordinances or change ordinances? They have produced new materials for exterior finishes and accents of buildings that face a street. C(3) in each ordinance has been brought to our attention because of a new facility that is being built for training airplane mechanics. The materials they would have to use (per ordinance) just added cost to the project.

After some discussion, Brett Crecelius, Comm. Dev. Director mentioned he would do some research on pre-designed embossed designs (get technical name), vinyl technologies, and decorated cement on building siding materials, and come back to the Planning and Zoning Commission for review and comment.

NEW BUSINESS

Brett Crecelius, Comm. Dev. Director mentioned the applicant for the rezoning item for 6601 NW 42nd that was denied, is coming to the Board of Adjustment on July 10, 2025 for a special exception request. On July 17, 2025 Planning and Zoning meeting, we will have a PUD rezoning item for a duplex development and research information on building materials. We will touch base on the Comprehensive Plan Review again.

Motion was made by Robert Helton, seconded by James Clemmer to adjourn. The motion carried unanimously 5 – 0.



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July 9, 2025

Senator Jack Stewart
Oklahoma State Capitol
2300 North Lincoln Blvd., Room 414
Oklahoma City, OK 73105

Representative Tammy West
Oklahoma State Capitol
2300 North Lincoln Blvd., Room 407
Oklahoma City, OK 73105

Mayor Amanda Sandoval
City of Bethany
6700 NW 36th Street
Bethany, OK 73008

Chairman Myles Davidson
Oklahoma County Commissioners
320 Robert S. Kerr Avenue
Oklahoma City, OK 73102

RE: Notice of Filing of Application for Affordable Housing Tax Credit Development:
West Oak Village/OHFA AHTC #25-06-39

Dear Sirs/Madams:

Oklahoma Housing Finance Agency (OHFA) is a public trust, the beneficiary of which is the State of Oklahoma. The mission of Oklahoma Housing Finance Agency is to provide affordable housing resources for the residents of Oklahoma. Section 42 of the Internal Revenue Code, as amended, provides a federal tax credit which may be claimed by owners of residential rental property used for affordable housing. Owners wishing to claim this Low-Income Housing Tax Credit must apply to OHFA as the State's housing credit agency, for an Allocation of Oklahoma's Tax Credit Authority.

Pursuant to Section 42 (m)(A)(i) of the Code and OHFA's Affordable Housing Tax Credit Program Rules codified as Title 330, Chapter 36 of the Oklahoma Administrative Code, you are hereby notified that OHFA has received an Application for an Allocation of Tax Credits for the Owner of the above referenced Development.

A review of the file has not been completed at this time. This serves as a notice that an Application has been received. Enclosed you will find an Application Summary. OHFA Staff will make a recommendation to OHFA's Board of Trustees based on an evaluation of threshold and selection criteria. A Reservation or Allocation of Tax Credits must be approved by the OHFA Board of Trustees. This application will be considered at the November 19, 2025 Board meeting. A summary of the Application is enclosed. The full Application is on file in our office if you would like additional information.

Written comments must be forwarded to OHFA to the attention of Darrell Beavers, Housing Development Team Leader. All comments received will be provided to OHFA's Board of Trustees.

Should you have questions, please feel free to contact Mr. Beavers at (405) 419-8201.

Sincerely,

Lee Nero

Lee Nero
Housing Development Allocation Analyst

Enclosure

AHTC PROGRAM APPLICATION SUMMARY

Development Name West Oak Village
Address Approximately 500 feet W. of N. Rockwell on NW 27th St.
City/Town Bethany
Zip Code 73008
County Oklahoma
Ownership Entity West Oak-Bethany, LP
General Partner/Managing Member West Oak-Bethany GP, LLC
Management Co Belmont Management Company Inc.

Funding sources, check all that apply

OHFA HOME Other/City HOME CHDO Proceeds OHTF
Multi-Family Bonds AHP RHS Loan Conventional Loan
State Tax Credits Historic Credits
Other _____

Project Based Subsidy Yes No (identify source and # of units) _____
Development Type Family Elderly Other (identify) _____

Construction Type, check all that apply New Rehabilitation Acquisition
Unit Type, check all that apply One Story Multi-Story Townhouse 2, 3, 4 Plexes
Housing Type, check all that apply Multifamily Single Family

Minimum Set-Aside

- 20% of the units at 50% of the Area Median Gross Income
 40% of the units at 60% of the Area Median Gross Income
 Average Income Limit of 60% or less of the Area Median Gross Income

Targeted Set-Asides, number of units

____ Units at 20% of AMGI 18 Units at 50% of AMGI ____ Units at 80% of AMGI
____ Units at 30% of AMGI 10 Units at 60% of AMGI
____ Units at 40% of AMGI 15 Units at 70% of AMGI

43 total proposed units ____ other restricted
22 total proposed Buildings ____ unrestricted units

Provide copy of Unit Distribution and Rents for unit mix.



Signature

6-17-25

Date

City of Bethany
 Planning & Zoning Staff Report
 July 17th, 2025

Case Number PC 25-13

Request: Consider a request by applicant Loyd Spaugy, E.I. Crafton Tull for Pelham Partners LLC, Agent for Owner and developer, to rezone NW 36th & N. Rockwell Ave. From R-1 Single Family Residential and R-M Residential Multiple Family to PUD Planned Unit Development.

Current Owners Church of the Nazarene & Bethany First Church of the Nazarene. Under Contract to purchase Pelham Partners LLC Owner and Developer. The applicant is Loyd Spaugy of Crafton Tull.

These are the current legal descriptions of the three parcels

LEGAL DESCRIPTION: FORREST HIGHLAND 000 000 LOTS 2 3 & 4 EX TRS 1 2 & 3 EXEMPT

LEGAL DESCRIPTION: FORREST HIGHLAND 002 000 A TR IN SE/C BEING 208FT E&W & 165FT N&S KNOWN AS TR #2 EXEMPT

LEGAL DESCRIPTION: FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S & 300FT W OF NE/C OF LOT 4 TH W80.66FT S302.11FT E57.51FT SE116.16FT SELY54.41FT SELY46.85FT SE93.46FT SE55.40FT W104.72FT N225FT W208FT N386FT E145FT S66FT TO BEG

Proposed PUD: A part of the SE/4 of section 17 T12N, R4W, I.M, City of Bethany Oklahoma County, Oklahoma.

Current Zoning: (R-1) Single-Family Residential and (R-M) Residential Multiple Family

Proposed Zoning: PUD Planned Unit Development

Surrounding Zoning:

Direction	Zoning
North	R-1 (Single- Family Residential)
South	C-G (Commercial- General) & R-2 (Residential Multiple Family)
East	R-1(Single- Family Residential) & R-2(Residential Multiple Family)
West	E-I (Educational- Institutional) &PUD (Planned Unit Development)

Table 1

Total lot Characteristics

Total Area	7.58 Acres
Building Lines	Minimum of 7,200 square feet with minimum lot area per dwelling unit 3,750 square feet. The minimum side yard building setback shall be 5 feet from each interior property line. Minimum side yard building set back on corner lots shall be 10 feet. Maximum coverage shall be 45%.
Water Lines	2” water line East side of N. Divis and a 10” water line west side of N. Rockwell Ave.
Sewer Lines	8” sanitary sewer line southside of NW 39 th ST and an 8” sanitary sewer line west of N. Rockwell Ave.
Proposed Structures	Duplexes
Existing Structures	Bethany Place Apartments & Ball Fields at Eldon Lyon Park

Table 2

Background:

The applicant is requesting the rezoning of the properties located at NW 36th Street and N. Rockwell Avenue from R-1 Single-Family Residential and R-M Residential Multiple-Family to PUD Planned Unit Development. The site is currently occupied by underutilized baseball fields. The proposed duplex development would consist of 25 duplexes, and it would be consistent with the existing residential character of the area, which includes duplexes to the west and south, and apartments to the east. The surrounding area consists of properties zoned R-1, C-G, R-2, E-I, and an existing PUD. To the west of the site is an established PUD known as Bethany Village Duplexes, which includes 27 duplex units.

Streets that are proposed in this PUD shall be public streets built to City of Bethany’s standards and shall have right of way width of 50 feet.

There will be a five-foot sidewalk constructed along N. Divis Ave & NW 39th Street and a six-foot sidewalk will be constructed along N. Rockwell Ave., subject to the policies and procedures of the public works department.

There will be a six-foot wood privacy fence located along the east property line abutting the Fire Station, Apartments and gas convenience store to the southeast of the property of this PUD.

The design and number of all parking facilities in this PUD shall be in accordance with Title XV: Land Usage, Chapter 158, Zoning of the City of Bethany, Code of Ordinances, Chapter 158.035, Off-Street Parking and Chapter 158.036 Residential Parking Restrictions. Two spaces per dwelling unit within the structure shall be provided and there shall be no offsite parking along N. Rockwell Ave.

Analysis:

The site, encompassing approximately 7.58 acres, is currently zoned R-1 for Single-Family Residential use and R-M Residential Multiple Family. The proposed rezoning to PUD (Planned Unit Development) would enable the applicant to pursue development with greater flexibility and more creative design than generally possible under our conventional zoning. The applicant has done thorough research on the site plan and has provided the city with all the information about their plans.

The Comprehensive Plan designates this area as Public/Institutional, with future land use identified for hospitals, universities, schools, and churches. However, the Comp plan also highlights a shortage of diverse housing options and a growing desire from Bethany's target market for "middle-range" housing that offers desirable amenities such as larger square footage, additional bedrooms and bathrooms, and low-maintenance features like new construction and small or no yards.

The area's proximity to Eldon Lyon Park, Southwestern Christian University, and Bethany Children's Health Center presents an opportunity to introduce additional housing options suitable for young professionals and families. Increasing the availability of duplex housing in this area would help meet the demand for modern, low-maintenance homes and support the city's goal of providing diverse housing choices to help attract these young professionals and young families.

Planned Unit Development Ordinance:

The intent of the Planned Unit Development Overlay District (PUD) is to encourage developments with a superior built environment that permit greater flexibility and consequently more creative and imaginative design than generally is possible under conventional zoning regulations. It is hereby intended to permit, upon application and upon approval of site and use plans, the creation of Planned Unit Development Overlay Districts (PUD).

Residential. A PUD District may allow for a more flexible placement, arrangement and orientation of residential structures, with accompanying flexibility in the subdivision of land and the grouping of open space and accessory facilities such as garages and parking. A PUD District also may provide for a mixture of housing types (single family, two family, multi-family, etc.) according to a carefully drawn plan. The proposed residential development shall make maximum use of natural features, and, through proper site planning measures, it shall be compatible with the existing character and development pattern of the surrounding area. In a PUD District proposing more than 75 individual residential dwelling units, no more than 12% of such units should be two-family or multi-family units.

Required Action Hold a public hearing to provide a recommendation to either approve or deny the applicants zoning change request. That would permit the property to be rezoned from R-1 (Single Family Residential) and R-M (Residential Multiple Family) to PUD (Planned Unit Development).

Attachments:

- Application
- Zoning Map
- Aerial Photographs
- Water & Sewer Atlases
- Public Notifications
- Certified Owners List



City of Bethany

A great place to live, work, shop, and grow a business!

PACKET A

REZONING PROCEDURE


1. Check with the Community Development Department to see what your present zoning is and the zone you desire. A list of all current zoning districts and a brief description of each is attached to this packet.
2. Submit a written application to the Bethany Planning and Zoning Commission, setting forth the legal description of the property to be rezoned, the street address or approximate location, the names and addresses of the owners thereof, and the zoning requested. (Application Form attached).
3. The application shall also be accompanied by a list of the names and addresses of all property owners of record within a three hundred (300) foot radius of the exterior boundaries of subject property, current and certified by a bonded abstractor or the County Assessor of Oklahoma County.
4. The Planning Staff will make sure your application is complete, and will calculate your filing fee according to the following schedule. Notice fee for public hearing - **\$150.00**, Agricultural rezoning- **\$438.00**; R-1 rezoning - **\$625.00 + \$13/ac**; R-2 rezoning- **\$813.00 + \$13/ac**; R-M rezoning - **\$1,000.00 + \$13/ac**; C-O and C-R rezoning - **\$625.00 + \$13/ac**; C-G, C-H, E-I and I-L rezoning - **\$875.00 + \$13/ac**; I-H rezoning - **\$1,250.00 + \$13/ac**; PUD rezoning - **\$1,500.00 + \$19/ac**.
5. Return your application, the required accompanying data and the filing fee to the Community Development Department. Once the application has been received and reviewed for completeness, the Community Development Director will schedule your application on the next available Planning & Zoning Commission Agenda.
6. Legal notice of the request will be published in a newspaper of general circulation in the City of Bethany, as required by State Law. At the same time, every property owner within three hundred (300) feet of the exterior boundaries of your property is notified by letter of your request.
7. The Planning Staff will research and analyze your request and prepare a staff report with recommendation, which will be mailed to each member of the Planning and Zoning Commission and to each member of the City Council.

8. At the next scheduled Planning and Zoning Commission meeting, your request will be considered at a public hearing. You will be sent notice of this meeting and you or your representative must be present. The Planning Staff will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.
9. At the conclusion of this public hearing the Planning Commission, by majority vote, will recommend that the ordinance to accomplish your requested rezoning either be approved or denied. This recommendation will be transmitted to the City Council.
10. When the Planning Commission has acted upon an application for rezoning, an ordinance shall be prepared and introduced before the City Council at a public hearing on the same date as set forth in the notice to property owners provided in the preceding section. The City Council may continue that hearing from time to time, prior to final action thereon.
11. At the public hearing, the City Council will vote either to adopt or reject the proposed rezoning ordinance. You or your representative must be present at this meeting.
12. Both the Planning Commission and the City Council meetings are held in the Council Room (East Wing), Bethany City Hall, 6700 N.W. 36th. The Planning Commission meetings begin at 7:00 P.M. and the City Council meetings begin at 7:30 P.M. The average rezoning case takes about 50 days from the time we receive the application until final approval.

APPLICATION FOR REZONING

We, the undersigned, being the owners or legal agents for the owners of more than fifty-one percent of the following described property, do hereby make application and petition the City Council to amend the zoning ordinance of the City of Bethany as hereinafter requested.

(PLEASE PRINT OR TYPE)

1. Applicant: Loyd Spaugy, E.I. Crafton Tull, Agent for Owner Phone#: 405-787-6270
Address: 300 Pointe Parkway Blvd. Yukon, OK 73099
2. Record Property Owner(s): Church of the Nazarene & Bethany First Church of the Nazarene Phone#: 405-789-2050
Address: 6789 NW 39th Expressway Bethany, OK 73008
3. Request rezoning from: R-1, Residential One Family and R-M, Residential Multiple Family
To: PUD, Planned Unit Development
4. Street address or location: NW 36th & N. Rockwell Ave
5. Legal description (attach if necessary): See attached; A tract of land situated within the Southeast Quarter (SE/4) of Section Seventeen (17), Township Twelve North (T12N), Range Four West (R4W) of the Indian Meridian (I.M.), City of Bethany, Oklahoma County, Oklahoma
6. Area of property (sq. ft.): 7.58 ± Acres
7. The application shall be accompanied by the following:
 - a. Filing Fee.
 - b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.
 - c. Application for amendment of Comprehensive Plan (if applicable).
8. In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.
9. Signature of Applicant: 
Signature of Property Owner: Loyd Spaugy, E.I. Crafton Tull, Agent for Owner

**APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN
FOR THE CITY OF BETHANY**

Location and Extent of Requested Amendment (attached map if possible):

Generally located: NW of the intersection at N. Rockwell Ave & NW 36th Street, and East of Divis Ave.

Present Designation: R-1, Residential One Family and R-M, Residential Multiple Family

Requested to be changed to: PUD, Planned Unit Development

Justification for Changes (include any change of conditions in the area, proof of the need for the uses allowed under the requested designation, relationships to traffic facilities, and any other evidence which would support the change): _____

The site is currently used for under utilized baseball fields, and the proposed duplex development will align with the existing residential character of the area, with duplexes to the west and south and apartments to the east. The site is served by existing infrastructure, making it suitable for residential use.

(attach additional sheets, maps, etc., if necessary)

Applicant: Loyd Spaugy, E.I. Crafton Tull, Agent for Owner

Address: 300 Pointe Parkway Blvd. Yukon, OK 73099

Phone: 405-787-6270

Signature: 

Email Correspondence to: Loyd.Spaugy@craftontull.com Cc: Jessica.Murphy@craftontull.com

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SECTION 1.0..... INTRODUCTION

The Planned Unit Development (PUD) of Bethany Place, consisting of 7.58 acres is located within the SE/4 of Section 17, Township 12 North, Range 4 West, of the Indian Meridian, Oklahoma County, City of Bethany, Oklahoma. The subject property is generally located northwest of N.W. 36th Street and N. Rockwell Avenue.

SECTION 2.0..... LEGAL DESCRIPTION

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

SECTION 3.0..... OWNER / DEVELOPER

The owner / developer of this property described in Section 2.0 is; Pelham Partners, LLC, 16200 Sonoma Park Drive, Edmond, Oklahoma 73013.

SECTION 4.0..... SITE AND SURROUNDING AREA

The subject property is currently zoned as R-1 Residential One-Family and R-M Residential Multiple Family and is used as sports fields. Surrounding properties are zoned and used for:

North: "R-1" Residential One-Family

South: "R-1" and "R-2" Residential Housing and "C-G" Commercial general (Child Care and Gas Station)

East: "R-M" Multi Residential District (Apartments & Fire Station)

West: PUD (Bethany Village Duplexes) & Eldon Lyon Park

SECTION 5.0..... PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is 1326 along the west property line, while the lowest elevation is 1317 at the northeast boundary. An existing East-West ridge bisects the property into a north and south drainage basin. The north basing drains towards west to east towards an existing storm inlet along N. Rockwell Ave. The south basin drains towards N. Donna Ave at an existing storm inlet. Most of the site is currently being used as a sport field. The subject site is not located within a FEMA designated 100-year floodplain or floodway.

SECTION 6.0..... CONCEPT

The concept for this PUD is for a high-quality two-family community.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

On-Street maneuvering into parking spaces shall be permitted. The location of the On-Street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property. The two-family lot size shall be a minimum of 7,200 square feet with minimum lot area per dwelling unit of 3,750 square feet. The minimum side yard building setback shall be 5-feet from each interior property line. The minimum side yard building setback on corner lots shall be 10-feet. Maximum lot coverage shall be 45%.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The adjacent street to the east is N. Rockwell Ave and has a right-of-way of 100-feet. The street to the south is N. Donna Avenue with a right-of-way 40-feet. The street to the west is N. Divis Ave. and has a variable right-of-way width with the minimum of 56.78-feet. The street to the north is NW 39th Street with a right-of-way of 60-feet.

Streets that are proposed in this PUD shall be public streets built to City of Bethany's standards and shall have right-of-way width of 50-feet.

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available. There is an 8-inch sanitary sewer line along the south side of NW 39th Street that flows east and an 8-inch sanitary sewer line along the west side of N. Rockwell Ave flowing south.

7.3 WATER

Water facilities for this property are available. There is an existing 2" water line running along the east side of N. Divis Street and a 10-inch water line running along the west side of N. Rockwell Ave. A future 6-inch water main is proposed by City of Bethany along the south side of NW 39th Street. A fire hydrant is located adjacent to the existing entrance of N. Donna Ave and a fire Hydrant located in Bethany Village NE entrance.

7.4 FIRE PROTECTION

Bethany Fire & Rescue is located at 3919 N Rockwell Ave., Northeast of the project site.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this PUD.

7.7 DRAINAGE

No portion of the property within this Planned Unit Development is located within the FEMA 100-year floodplain.

7.8 COMPREHENSIVE PLAN 2030

The Comprehensive Plan 2030 Land Use Plan designates this area as Parks/Open Space.

8.0..... SPECIAL DEVELOPMENT REGULATIONS

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

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the "R-2" Residential Two-Family shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0..... SPECIAL CONDITIONS

The following special conditions shall be made as part of this PUD:

9.1 LANDSCAPING REGULATIONS

The landscape in this PUD shall be in accordance with Title XV: Land Usage, Chapter 155, Site Plans of the City of Bethany, Code of Ordinances, Chapter 155.10, Landscaping. The subject site shall meet all requirements of the City of Bethany's Landscaping Ordinance in place at the time of development.

9.2 LIGHTING REGULATIONS

The lighting in this PUD shall be in accordance with Title IX: General Regulations, Chapter 92, Streets and Sidewalks of the City of Bethany, Code of Ordinances, Chapter 92.4, Provision of Street Lights. The City Manager shall provide for and designate the places for streetlights.

9.3 SCREENING REGULATIONS

A six-foot wood privacy fence shall be located along the east property line abutting the Fire Stations, Apartments and gas convenience store to the southeast of the property of this PUD.

9.4 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.5 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Bethany City Code of Ordinances. Such drainage-ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

9.6 ACCESS REGULATIONS

There shall be a maximum of one point of access to the internal street for this PUD from N. Donna Ave.

Individual lots shall be permitted to take access from N. Divis. Ave, NW 39th Street & N. Rockwell Avenue

9.7 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Title XV: Land Usage, Chapter 158, Zoning of the City of Bethany, Code of Ordinances, Chapter 158.035, Off-Street Parking and Chapter 158.036 Residential Parking Restrictions. Two spaces per dwelling unit within the structure shall be provided and shall be no offsite parking along N. Rockwell Ave.

9.8 SIGNAGE REGULATIONS

Signage shall conform to the City of Bethany Municipal Code, 2002, as amended

9.8.1 FREESTANDING SIGNS

Multi-family residential subdivision freestanding sign requirements shall be in accordance with Title XV: Land Usage, Chapter 153, Sign Regulations of the City of Bethany, Code of Ordinances.

9.8.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.8.3 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display Signs are specifically prohibited in this PUD.

9.9 ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better.

9.10 SIDEWALK REGULATIONS

Sidewalk requirements shall be in accordance with Title XV: Land Usage, Chapter 154.53, Sidewalks, of the City of Bethany, Code of Ordinances. A five-foot sidewalk shall be constructed along N. Divis Ave. & NW 39th Street and a six-foot sidewalk shall be constructed along N. Rockwell Ave., subject to the policies and procedures of the Public Works Department.

9.11 HEIGHT REGULATIONS

The maximum height of any structure shall be 35-feet or 2-1/2 stories in this PUD.

9.12 LOT, SETBACK AND YARD STANDARDS

The two-family lot size shall be a minimum of 7,200 square feet with minimum lot area per dwelling unit of 3,750 square feet. The minimum lot width shall be 60-feet. The minimum lot depth shall be 100-feet. The minimum front yard building setback shall be 25-feet. The minimum side yard building setback shall be 5-feet from each interior property line. The minimum side yard building setback on corner lots shall be 10-feet. The minimum rear yard building setback shall be 20-feet. Maximum lot coverage shall be 45%.

9.13 PUBLIC IMPROVEMENTS

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

9.14 COMMON AREAS

Maintenance of the common areas and features in the development shall be the responsibility of

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

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

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

EXHIBIT A: LEGAL DESCRIPTIONS

EXHIBIT B: MASTER DEVELOPMENT PLAN

EXHIBIT C: TOPOGRAPHY MAP

EXHIBIT A

Bethany Project Legal Description

A tract of land situated within the Southeast Quarter (SE/4) of Section Seventeen (17), Township Twelve North (T12N), Range Four West (R4W) of the Indian Meridian (I.M.), City of Bethany, Oklahoma County, Oklahoma, being more particularly described by metes and bounds as follows:

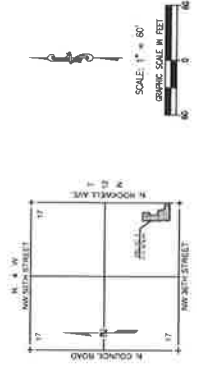
COMMENCING at the Southeast corner of said SE/4; thence
N00°18'34"W along the East line of said SE/4 a distance of 333.69 feet; thence
S89°26'52"W a distance of 50.00 feet to the POINT OF BEGINNING; thence

S89°25'17"W a distance of 578.32 feet; thence
N00°18'32"W a distance of 960.00 feet; thence
N89°25'17"E a distance of 295.32 feet; thence
S00°18'32"E a distance of 250.00 feet; thence
S89°25'17"W a distance of 80.66 feet; thence
S00°18'32"E a distance of 302.11 feet; thence
N89°25'17"E a distance of 57.51 feet; thence
S79°29'20"E a distance of 116.16 feet; thence
S03°10'34"E a distance of 54.41 feet; thence
S08°27'35"E a distance of 46.85 feet; thence
S12°26'53"E a distance of 93.46 feet; thence
S59°50'27"E a distance of 55.40 feet; thence
N89°26'52"E a distance of 115.28 feet; thence
S00°18'34"E a distance of 164.95 feet to the POINT OF BEGINNING.

Said tract contains 330,254 Sq Ft or 7.58 Acres, more or less.

Basis of Bearing: South line of the SE/4 of Section 17, T12N, R4W, I.M. - S89°26'52"W

MASTER DEVELOPMENT PLAN
OF
BETHANY PLACE
A PART OF THE SE/4 OF SECTION 17
T12N, R4W, I.M., CITY OF BETHANY
OKLAHOMA COUNTY, OKLAHOMA



SCALE: 1" = 80'



LINE #	LENGTH	DIRECTION
11	500.18	S87.32°E
12	115.28	S88.20°E
13	250.00	S00.00°E
14	302.11	S00.00°E
15	448.77	S00.00°E
16	500.18	S87.32°E
17	500.18	S87.32°E

LEGAL DESCRIPTION

That certain portion of the Southeast Quarter (SE/4) of Section 17 (S17) of Township 12 North, Range 4 West, I.M., Oklahoma County, Oklahoma, being more particularly described by means and located as follows:

COMMENCING at the Southeast corner of said SE/4, thence S87.32°E a distance of 500.18 feet to the POINT OF BEGINNING;

S87.32°E a distance of 500.18 feet to the POINT OF BEGINNING;

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S87.32°E a distance of 500.18 feet to the POINT OF BEGINNING;

EXHIBIT 1

MASTER DEVELOPMENT PLAN
BETHANY PLACE



PROJECT OWNER AND DEVELOPER
Peterson Farms, LLC
14800 Sooner Park Drive
Bartonsville, NC 27003

POINT OF COMMENCEMENT
SE CORNER OF SE/4 OF
SECTION 17, T12N, R4W, I.M.

SHEET NO: 1 OF 1
DATE: 06/7/25
PROJECT NO: 25605700

NW 39TH STREET

N. DIVIS AVE

EAST LINE SE/4

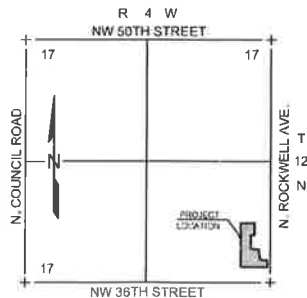
N. ROCKWELL AVE.

N. DONNA AVE

PROJECT OWNER AND DEVELOPER:

Pelham Partners, LLC
16200 Sonoma Park Drive
Edmond, OK 73013

405-848-1581



LOCATION MAP
SCALE: 1" = 200'

SCALE: 1" = 200'

EXHIBIT C

TOPOGRAPHIC SURVEY - BETHANY PLACE

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099



Crafton Tull

architecture | engineering | surveying

405.787.6270 f 405.787.6276 f

www.craftontull.com

SHEET NO.: 1 OF 1

DATE: 06/11/25

PROJECT NO.: 25605700

CERTIFICATE OF AUTHORIZATION:
CA 773 (PV) 32 EXPRESS 6/30/2024

WARRANTY DEED

(Statutory Form—Individual)

KNOW ALL MEN BY THESE PRESENTS:

THAT Ellis W. Hooper, a single man, and Sibyl A. Hooper, a single woman

parties of the first part, in consideration of the sum of Ten and No/100-----dollars,

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Church of the Nazarene of Bethany, Oklahoma, Incorporated

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

All of Lot Two (2) FOREST HIGHLANDS, a Subdivision of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Township Twelve (12) North, Range Four (4) West of the I. M., less and except a tract of ground in the Southeast corner of said Lot 2, and more particularly described as follows: Beginning at the Southeast Corner of said Lot 2; thence West 208 feet; thence North 165 feet; thence East 208 feet; thence South 165 feet to the point or place of beginning,

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

TO HAVE AND TO HOLD said described premises unto the said part y of the second part, its SUCCESSORS and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature. (The consideration for this deed is less than \$100.00)

Signed and delivered this 20th day of July, 1963, Ellis W. Hooper, Sibyl A. Hooper

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oklahoma County of Oklahoma ss. Before me, a Notary Public in and for said County and State, on this 20th day of July, 1963, personally appeared Ellis W. Hooper, a single man, and Sibyl A. Hooper, a single woman

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth. My commission expires March 22, 1965. James P. [Signature] Notary Public

NOTE: This form is supplied by TITLE GUARANTY DEPARTMENT OF AMERICAN-TITLE & TRUST CO., Oklahoma City, for use in the State of Oklahoma. No legal instrument or form should ever be prepared by anyone other than an Attorney.

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: THIS INSTRUMENT WAS FILED FOR RECORD ON PAGE 17 THE 20th DAY OF July, 1963, AT 4:57 O'CLOCK P.M. AND DULY RECORDED. JIM MATTOX, COUNTY CLERK BY [Signature] DEPT. CLERK

SUMMARY OF ZONING DISTRICTS

1. A Agricultural. This district is designed to protect specific areas within clear zones of Wiley Post Airport where development should remain non-existent and other peripheral areas in which development should be controlled;
2. R-1 Residential One Family. This is the most restrictive residential district. The primary use of land is for single-family dwellings and related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. These residential areas are intended to be defined and protected from the encroachment of uses which are not appropriate to residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses;
3. R-2 Residential Two Family. This is a residential district to provide for a slightly higher population density but with basic restrictions similar to the R-1 District. The primary use of land is for single-family and two-family dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through the consideration of the proper functional relationship of the different uses;
4. R-M Residential Multiple Family. Multiple family dwellings must be developed, due to their location, with maximum compatibility to the surrounding area in which they are located in regard to quality, architectural design and physical orientation. Extensive screening and usable open space will be incorporated into this multi-family usage to maintain the integrity of adjacent living units instead of distracting or decreasing the important life style of the single-family dwelling;
5. PUD, Planned Unit Development. A special zoning district category that provides an alternative approach to conventional land use controls. The PUD provides for greater flexibility in the design of buildings, yards, courts, circulation, and open space that would not be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit and which are not now required by other regulations.

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10. C-H Commercial Highway. This unrestricted commercial district is intended to provide suitable locations for those commercial activities appropriate to location and dependent on N.W. 39th Expressway. These activities typically require direct auto traffic access and visibility from the road, and therefore shall be located only in the vicinity of N.W. 39th Expressway or the service drives thereof; and

11. CBD Central Business. The district is designed to be the central business district or downtown shopping center for the community and surrounding trade area as delineated in the comprehensive plan. The area is further defined as properties in and closely surrounding the original townsite of Bethany. This district is intended to provide space for retailing, professional offices, financial institutions, governmental offices, amusement facilities and transient residential facilities. (Ord. #1421; 4-19-88)

12. I-L Industrial Light. This is intended primarily for manufacturing and assembly plants that are conducted so the noise, odor, dust and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation facilities;

13. I-H Industrial Heavy. This district is intended primarily for the conduct of heavier manufacturing, assembly and fabrication, and for wholesale and service uses. These do not depend primarily on frequent personal visits of customers or clients, but may require good accessibility to major rail, air or street transportation uses.

14. E-I Educational and Institutional. This district is established to provide a location for institutions of higher education, and other institutional uses of a public or quasi-public educational, medical, religious or eleemosynary nature, which requires a complex of buildings developed on a campus where maximum flexibility of density and use of buildings and facilities is desirable.

(* Specific Zoning District Regulations governing permitted uses, area, height and bulk requirements are available upon request.)

CHURCH OF THE NAZARENE
ADDRESS: 6789 NW 39th Expressway
Bethany, OK 73008
PHONE: 405 789-2050

June 12, 2025

The City of Bethany
Community Development Department
6700 NW 36th Street
Bethany, OK 73008

RE: Proposed NW 36th & N. Rockwell Ave,
PUD RZ

To Whom It May Concern:

This letter will provide Pelham Partners, LLC. and Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting, and Planning of 7.58± acres being a part of the SE/4 of Section 17, T-12-N, R-4-W, I.M., Oklahoma County and generally located along N. Rockwell Avenue, Bethany, Oklahoma.

Mark Jaggers
Signature
Title: Executive Director

CTA Project #25605700

2024103101149139 B: 15910 P: 715
10/31/2024 02:26:29 PM Pgs: 7
Fee: \$30.00 Doc Stamp: \$75.00
Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma



WARRANTY DEED

STATUTORY FORM INDIVIDUAL

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 2424549
Stewart Title Guaranty Company

Know All Men by These Presents:

THAT, **BPA Group LLC, an Oklahoma limited liability company**, party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **Bethany First Church of the Nazarene** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A"

Stewart Title of Oklahoma, Inc.
5101 Gaillardia Corp. Place
Suite C
Oklahoma City, OK 73142

Grantee's Mailing Address:

6189 39th Expressway Bethany Ok 73008

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

TO HAVE AND TO HOLD said described premises unto the said party/parties of the second part, his/her/their/its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed this 30th day of October, 2024

**THE CITY OF BETHANY
PLANNED UNIT DEVELOPMENT**

PUD –

DESIGN STATEMENT

FOR

BETHANY PLACE

June 11, 2025

PREPARED BY:

Crafton Tull & Associate
300 Pointe Parkway Boulevard
Yukon, Oklahoma 73099
P: 405.787.6270 F: 405.787.6276
E: Loyd.Spaugy@craftontull.com

PREPARED FOR:

Pelham Partners, LLC
16200 Sonoma Park Drive
Edmond, Oklahoma 73013
P 405.848-1581
E: michael@ccdcproperties.com

BETHANY FIRST CHURCH OF THE NAZARENE

ADDRESS: 6789 NW 39th Expressway

Bethany, OK 73008

PHONE: 405 789-2050

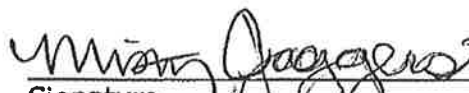
June 12, 2025

The City of Bethany
Community Development Department
6700 NW 36th Street
Bethany, OK 73008

RE: Proposed NW 36th & N. Rockwell Ave,
PUD RZ

To Whom It May Concern:

This letter will provide Pelham Partners, LLC. and Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting, and Planning of 7.58± acres being a part of the SE/4 of Section 17, T-12-N, R-4-W, I.M., Oklahoma County and generally located along N. Rockwell Avenue, Bethany, Oklahoma.



Signature
Title: Executive Director

CTA Project #25605700

BPA Group LLC, an Oklahoma limited liability company

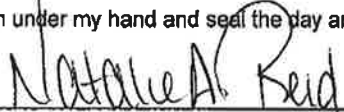
By: 
Rhett L. Tullis, Manager

2424549
ACKNOWLEDGMENT

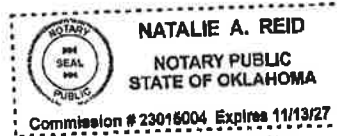
State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 30th day of October, 2024, personally appeared, Rhett L. Tullis, Manager of **BPA Group LLC, an Oklahoma limited liability company**, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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



Commission Expires: _____



**SUBDIVISION REGULATIONS
EXEMPTION TO ALLOW LOT LINE ADJUSTMENT**

Application No. _____ Date: _____

We, the undersigned, being the owners of the following described property do hereby make application and petition the Lot Adjustment Committee composed of the Community Development Director, City Engineer, City Building Inspector to exempt the following described property from the replatting requirements of the Bethany Subdivision Regulations. In support of this application the following facts and materials are submitted.

1. Street number(s): 3903 N. ROCKWELL AVE & 3801 N. ROCKWELL
2. Legal description Lots 2, 3, and 4 in the Forest Highland Addition, being part of the SE/4 of section 17, 12N, 14W
3. Copy of deed attached _____
4. Number of existing building sites 1
5. Use of existing buildings Bethany Place Apartments and ball fields at Eldon Lyon Park
6. Present Zoning Residential multi family & residential one-family
7. Number of building sites proposed 0
8. Plot plan or loan survey attached showing:
 - a. Frontage on street for each lot affected _____
 - b. Lot depth _____
 - c. Building dimensions _____
 - d. Building setbacks (front, rear, side) for each lot affected _____
9. Public or off-site improvements which serve the property:
 - a. Street pavement width _____
 - b. Street surface type _____
 - c. Street right-of-way width _____
 - d. Alley right-of-way width _____
 - e. Utility easement width _____
 - f. Storm sewer size _____
 - g. Water main size _____
 - h. Sanitary sewer size _____
10. Signature of Owner(s): Rhett Tullis
 Owner(s) Print Name: Rhett Tullis

DECISION OF LOT ADJUSTMENT COMMITTEE

	Approved	Denied
City Engineer	<u>[Signature]</u>	_____
Community Development Director	<u>[Signature]</u>	_____
City Inspector	<u>[Signature]</u>	_____

OAG 2024-2 – NON - EXEMPT BUSINESS/TRUST

Exhibit to Deed

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

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Rick Harvey (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 Pastor (role, such as titled officer or trustee) of Bethany First Church of the Nazarene (legal name, along with any trade or fictitious names, of business, trust or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantees(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.

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2424549

A tract of land being a part of Lots Two (2), Three (3), and Four (4), in FOREST HIGHLANDS to Oklahoma County, Oklahoma, according to the plat recorded in Book 16 of Plats, Page 91 also lying in the Southeast Quarter of Section 17, Township 12 North Range 4 West of the Indian Meridian and being more particularly described as follows:

COMMENCING at the northeast corner of said Lot 4;

THENCE South 00°18'32" East, along the east line of said Lot 4, a distance of 250.00 feet;

THENCE South 89°25'17" West, parallel with the north line of said Lot 4, a distance of 300.00 feet to the POINT OF BEGINNING;

THENCE continuing South 89°25'17" West and parallel with said north line, a distance of 80.66 feet;

THENCE South 00°18'32" East, parallel with the east line of Lots 4, 3 and 2, a distance of 302.11 feet;

THENCE North 89°25'17" East, parallel with the north line of said Lot 4, a distance of 57.51 feet;

THENCE South 79°29'20" East a distance of 116.16 feet;

THENCE South 03°10'34" East a distance of 54.41 feet;

THENCE South 08°27'35" East a distance of 46.85 feet;

THENCE South 12°26'53" East a distance of 93.46 feet;

THENCE South 59°50'27" East a distance of 55.40 feet;

THENCE South 89°25'17" West, parallel with the north line of said Lot 4, a distance of 104.72 feet;

THENCE North 00°18'32" West, parallel with the east line of said Lots 2, 3, and 4, a distance of 225.00 feet;

THENCE South 89°25'17" West, parallel with the north line of said Lot 4, a distance of 208.00 feet;

THENCE North 00°18'32" West, parallel with the east line of said Lots 2, 3, and 4, a distance of 386.00 feet;


THENCE North 89°25'17" East, parallel with the north line of said Lot 4, a distance of 145.00 feet;

THENCE South 00°18'32" East, parallel with the east line of said Lots 4, 3, and 2, a distance of 66.00 feet to the POINT OF BEGINNING.

**SUBDIVISION REGULATIONS
EXEMPTION TO ALLOW LOT LINE ADJUSTMENT**

Application No. _____ Date: _____

We, the undersigned, being the owners of the following described property do hereby make application and petition the Lot Adjustment Committee composed of the Community Development Director, City Engineer, City Building Inspector to exempt the following described property from the replatting requirements of the Bethany Subdivision Regulations. In support of this application the following facts and materials are submitted.

1. Street number(s): 3903 N. Rockwell Ave & 3801 N. Rockwell
2. Legal description: Lots 2, 3, and 4 in the Forest Highland Addition, being part of the SE/4 of section 17, 12N, 04W
3. Copy of deed attached _____
4. Number of existing building sites 1
5. Use of existing buildings Bethany Place Apartments and ball fields at Eldon Lyon Park
6. Present Zoning Residential multi family & residential one-family
7. Number of building sites proposed 0
8. Plot plan or loan survey attached showing:
 - a. Frontage on street for each lot affected _____
 - b. Lot depth _____
 - c. Building dimensions _____
 - d. Building setbacks (front, rear, side) for each lot affected _____
9. Public or off-site improvements which serve the property:
 - a. Street pavement width _____
 - b. Street surface type _____
 - c. Street right-of-way width _____
 - d. Alley right-of-way width _____
 - e. Utility easement width _____
 - f. Storm sewer size _____
 - g. Water main size _____
 - h. Sanitary sewer size _____
10. Signature of Owner(s): 
 Owner(s) Print Name: Sonya R. White

DECISION OF LOT ADJUSTMENT COMMITTEE

	Approved	Denied
City Engineer	<u></u>	_____
Community Development Director	<u></u>	_____
City Inspector	<u></u>	_____

OAG 2024-2 - NON - EXEMPT BUSINESS/TRUST

FURTHER AFFIANT SAYETH NOT.

Rick Harvey
Rick Harvey

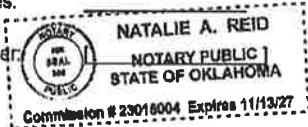
10-30-24
Date

The foregoing instrument was subscribed and sworn to before me this 30th day of October, 2024, by Rick Harvey.

Natalie A. Reid
NOTARY PUBLIC:

My Commission Expires:

My Commission Number:



WARRANTY DEED

(Statutory Form—Individual)

KNOW ALL MEN BY THESE PRESENTS:

THAT Ellis W. Hooper, a single man, and Sibyl A. Hooper, a single woman,

part ies of the first part, in consideration of the sum of Ten and No/100-----dollars,

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do

hereby grant, bargain, sell and convey unto Bethany First Church of the Nazarene,

a Corporation,

part Y

of the second part, the following described real property and premises situate in Oklahoma

County, State of Oklahoma, to-wit:



A part of Lot 2, FOREST HIGHLANDS, a Subdivision of the SE/4 of Section 17, Township 12 North, Range 4 West of the I. M., more particularly described as follows: Beginning at the Southeast corner of said Lot 2; Thence West 208 feet; Thence North 165 feet; Thence East 208 feet; Thence South 165 feet to the point or place of beginning,

25 27.50



STATE OF OKLAHOMA OKLAHOMA COUNTY REC'D BY CLERK OCT 11 3 58 PM '73

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

TO HAVE AND TO HOLD said described premises unto the said part Y of the second part,

its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 10 day of October, 19 73

Sibyl A. Hooper Sibyl A. Hooper

Ellis W. Hooper Ellis W. Hooper

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oklahoma County of Oklahoma, ss.

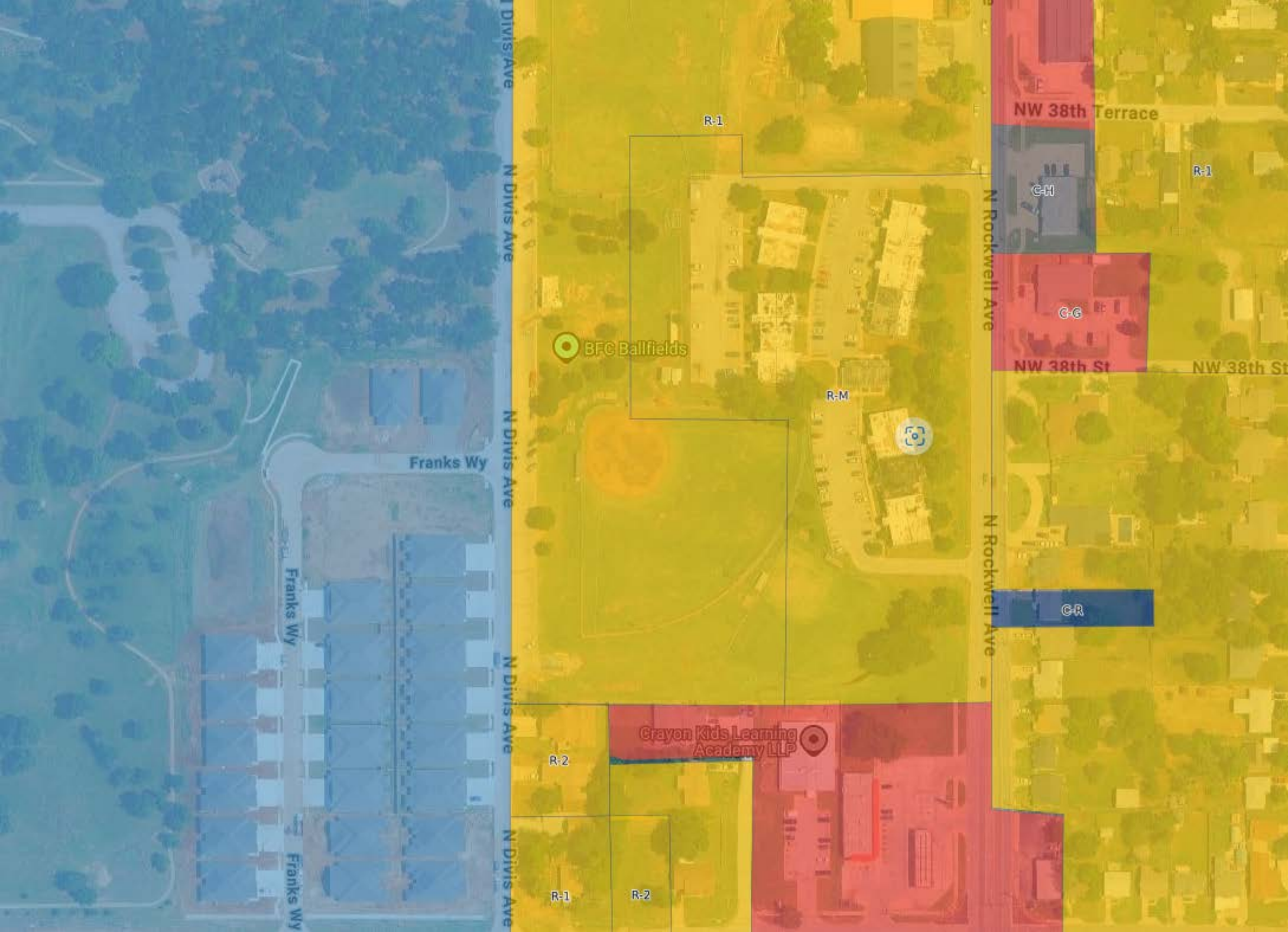
Before me, a Notary Public in and for said County and State, on this 10 day of October, 19 73, personally appeared Ellis W. Hooper, a single man, and Sibyl A. Hooper, a single woman,

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

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

My commission expires 3-27-77

James Posey Notary Public



N Divis Ave
N Divis Ave
N Divis Ave
N Divis Ave
N Divis Ave
N Divis Ave

N Rockwell Ave
N Rockwell Ave
N Rockwell Ave

Franks Wy

Franks Wy

Franks Wy

NW 38th Terrace

NW 38th St

NW 38th St

BFC Ballfields

Crayon Kids Learning Academy LLP

R-1

R-1

R-M

R-2

R-1

R-2

C-H

C-G

C-R





NW 39th St

NW 39th St

NW 39th St

ll Ave

N Divis Ave

N Rockwell Ave

N Divis Ave

BFC Ballfields

N Divis Ave

N Rockwell Ave

Franks Wy

N Divis Ave

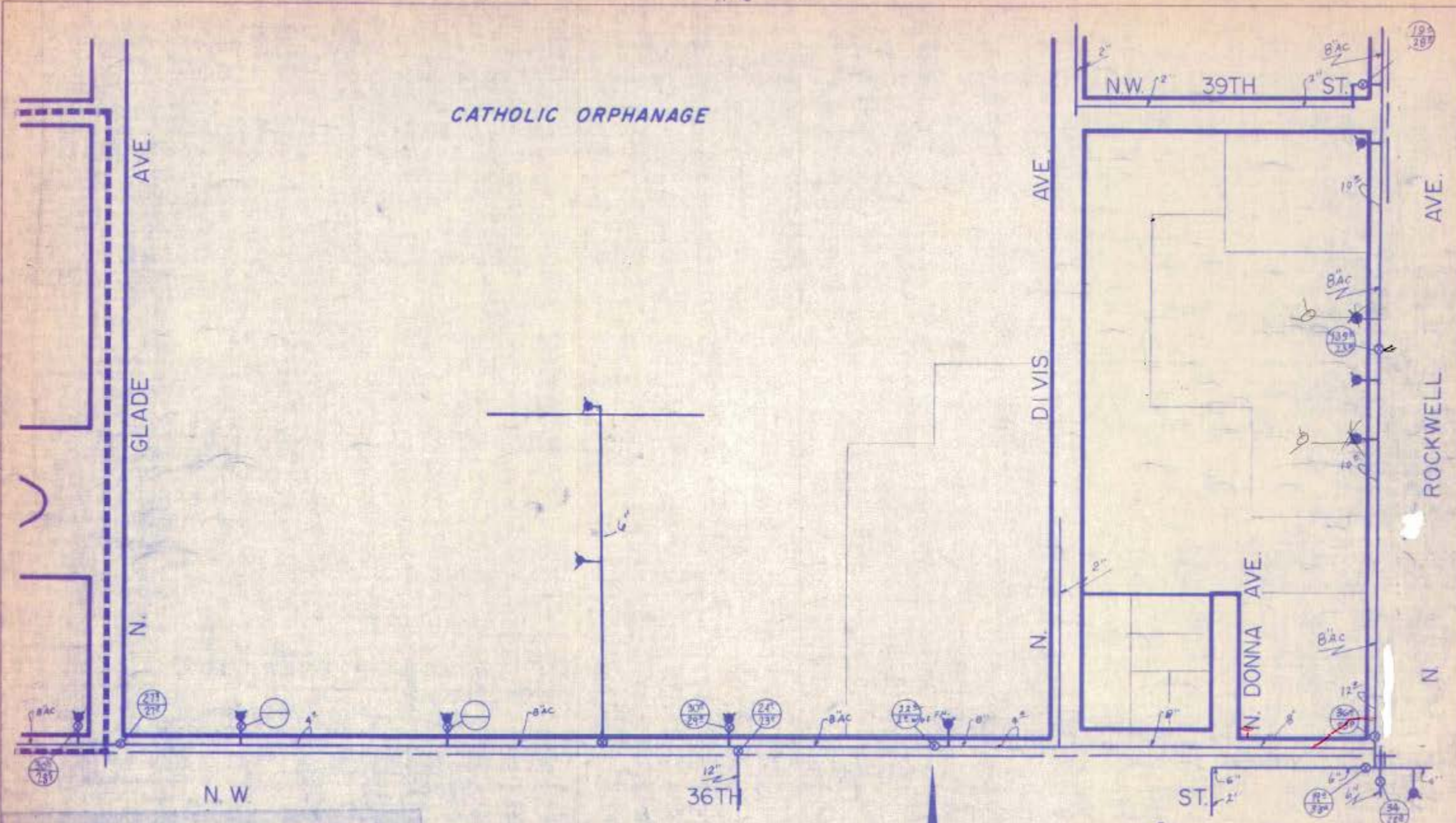
Crayon Kids Learning Academy LLP

N Divis Ave

Franks Wy

Franks Wy

CATHOLIC ORPHANAGE

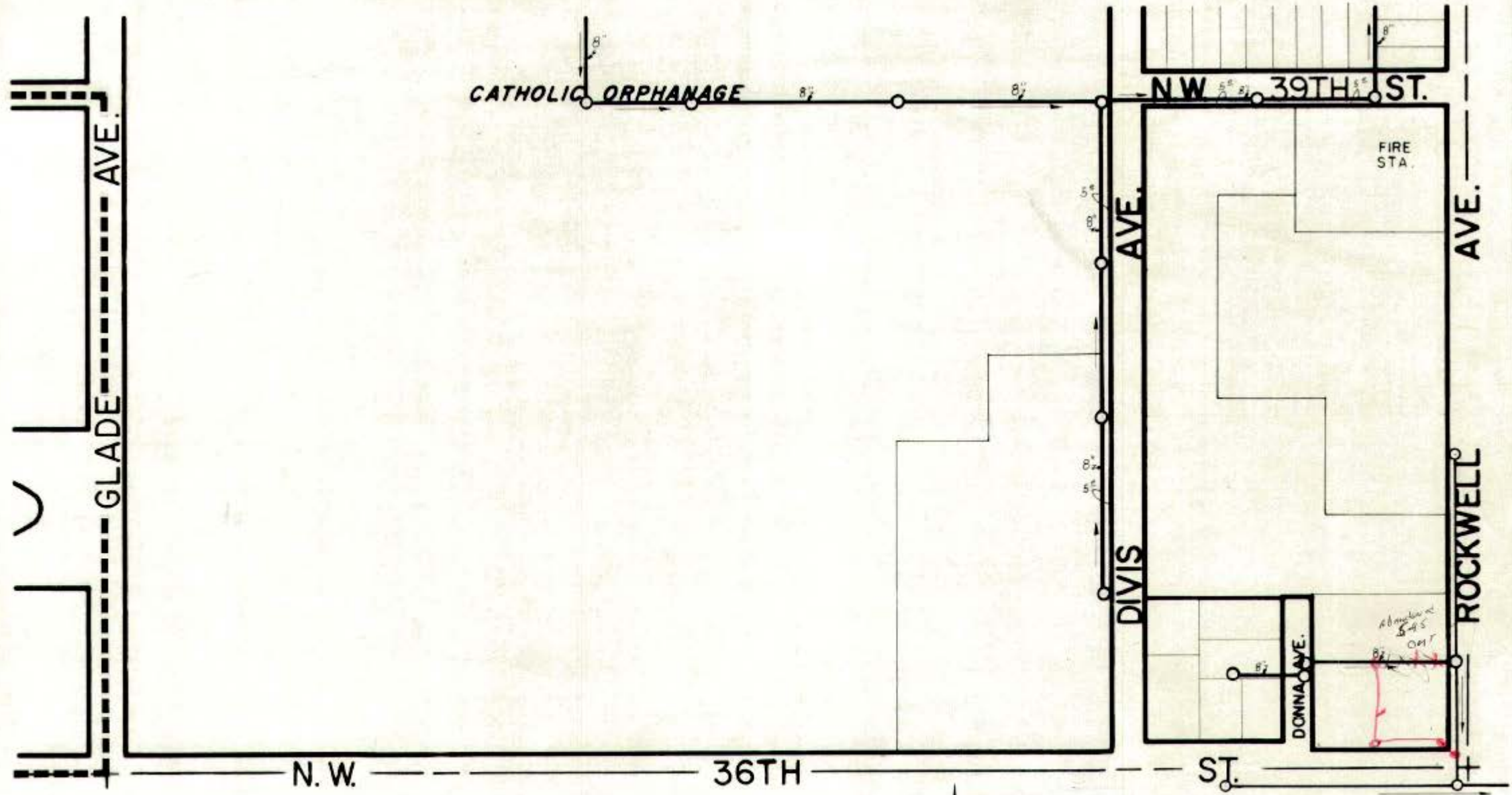


THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

SCALE 1" = 200'

17-4

16-4



THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

Rev. 2-11-88

SCALE 1"=200'



Stay current with the latest News Releases from the Oklahoma County Assessor's Office

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- [Guest Book](#)
- [Map Search](#)
- [New Search](#)

Real Property Display - Screen Produced: 6/19/2025 12:13:51 PM

Account: **R172620800** Type: **Exempt** Location: 3801 N ROCKWELL AVE
 Building Name/Occupant: BETHANY
 Owner Name 1: BETHANY FIRST CHURCH OF Parcel PIN#: 2866-17-262-0800
 Owner Name 2: THE NAZARENE 1/4 section #: 2866
 Owner Name 3: Parent Acct:
 Billing Address: 6789 NW 39TH EXPY Tax District:
 City, State, Zip: BETHANY, OK 73008 School System: Putnam City #1
 Country: (If noted) Land Size: 0.7879 Acres

[Personal Property](#)

Land Value: 0

[Treasurer:](#)

Sect 17-T12N-R4W Qtr SE

[FORREST HIGHLAND](#) Block 002 Lot 000

[Subdivision Sales](#)

Full Legal Description: FORREST HIGHLAND 002 000 A TR IN SE/C BEING 208FT E&W & 165FT N&S KNOWN AS TR #2 EXEMPT

No comparable sales report available.

	No Sketch Available 	No comparable sales returned.
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Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	0	0	0	0	0	120.52	\$0	\$0
2024	0	0	0	0	0	120.52	\$0	\$0
2023	0	0	0	0	0	123.06	\$0	\$0
2022	0	0	0	0	0	112.54	\$0	\$0
2021	0	0	0	0	0	112.07	\$0	\$0

-- -- > >| [1/6]

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R172620800	2018	Exempt	100
R172620800	2000	5% Capped Account	0

Property Deed Transaction History [Recorded in the County Clerk's Office](#)

Date	Type	Book	Page	Price	Grantor	Grantee
10/1/1973	Historical	4128	1498	0		BETHANY FIRST CHURCH OF

Last Mailed Notice of Value (N.O.V.) Information History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
------	------	--------------	----------------------	----------------	-----------	--------------

No Notice of Value N.O.V. records returned.

Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
--------	----------	-------------	--------	-------------	-----------------------	--------

No Building Permit records returned.



Public schools receive more than 71% of your property tax dollar?

[Read more](#)

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- New Search

Real Property Display - Screen Produced - 6/19/2025 12:07:02 PM

Account: R172620850	Type: Exempt		Location: 0 UNKNOWN
Building Name/Occupant:		<input type="button" value="Map Parcel"/>	BETHANY
Owner Name 1:	CHURCH OF NAZARENE	Parcel PIN#:	2866-17-262-0850
Owner Name 2:		1/4 section #:	2866
Owner Name 3:		Parent Acct:	
Billing Address:	0	Tax District:	TXD 581
City, State, Zip:	, 00000	School System:	Putnam City #1
Country: <i>(If noted)</i>		Land Size:	5.5456 Acres

Personal Property

Land Value: 0

Treasurer:

Sect 17-T12N-R4W Qtr SE

FORREST HIGHLAND Block 000 Lot 000

Subdivision Sales

Full Legal Description: FORREST HIGHLAND 000 000 LOTS 2 3 & 4 EX TRS 1 2 & 3 EXEMPT

No comparable sales report available.

No Sketch Available

No comparable sales returned.

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	0	0	0	0	0	120.52	\$0	\$0
2024	0	0	0	0	0	120.52	\$0	\$0
2023	0	0	0	0	0	123.06	\$0	\$0
2022	0	0	0	0	0	112.54	\$0	\$0
2021	0	0	0	0	0	112.07	\$0	\$0

-- -- > >| [1/6]

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R172620850	2018	Exempt	100
R172620850	2000	5% Capped Account	0

Property Deed Transaction History [Recorded in the County Clerk's Office](#)

Date	Type	Book	Page	Price	Grantor	Grantee
7/20/1963	Historical	<u>2926</u>	<u>17</u>	0		CHURCH OF NAZARENE

Last Mailed Notice of Value (N.O.V.) Information History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
------	------	--------------	----------------------	----------------	-----------	--------------

No Notice of Value N.O.V. records returned.

Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
--------	----------	-------------	--------	-------------	-----------------------	--------

No Building Permit records returned.

Click button on building number to access detailed information:

	Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
<input type="button" value="Click"/>	1	Vacant				



As a property owner, you have Rights, Remedies, & Responsibilities regarding your assessment.

[Read more](#)

[Larry Stein](#) Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search
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Real Property Display - Screen Produced - 6/19/2025 1:07:23 PM

Account: **R172620910** Type: **Commercial** Location:

Building Name/Occupant:

Owner Name 1: BETHANY FIRST CHURCH Parcel PIN#: 2866-17-262-0910
 Owner Name 2: OF THE NAZARENE 1/4 section #: 2866
 Owner Name 3: Parent Acct: 2866-17-262-0900

Billing Address: 6789 39TH EXPRESSWAY Tax District:
 City, State, Zip: BETHANY, OK 73142 School System: Putnam City #1
 Country: (If noted) Land Size: 41,818.0000 Square Feet

Land Value: 135,909
 Sect 17-T12N-R4W Qtr SE [FORREST HIGHLAND](#) Block 000 Lot 000

Full Legal Description: FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S & 300FT W OF NE/C OF LOT 4 TH W80.66FT S302.11FT E57.51FT SE116.16FT SELY54.41FT SELY46.85FT SE93.46FT SE55.40FT W104.72FT N225FT W208FT N386FT E145FT S66FT TO BEG

No comparable sales report available.

 No Photo Available	 No Sketch Available	No comparable sales returned.
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[Value History](#) (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	135,909	135,909	14,949	0	14,949	120.52	\$1,802	\$0
2024	0		0				\$	\$

[Property Account Status, Adjustments, Exemptions](#)

Account #	Grant Year	Exemption Description	Amount
-----------	------------	-----------------------	--------

No adjustment/exemption records returned.

[Property Deed Transaction History](#) (Recorded in the [County Clerk's Office](#))

Date	Type	Book	Page	Price	Grantor	Grantee
10/30/2024 <input type="button" value=">"/>	Deeds	15910	715	50,000	BPA GROUP	BETHANY FIRST CHURCH
10/30/2024 <input type="button" value=">"/>	Hmstd Off &	15910	722	0	BPA GROUP	BPA GROUP

[Last Mailed Notice of Value \(N.O.V.\) Information History](#)

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	03/14/2025	135,909		135,909	14,949	0

[Property Building Permit History](#)

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
--------	----------	-------------	--------	-------------	-----------------------	--------

No Building Permit records returned.

[Click button on building number to access detailed information:](#)

Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
--------	----------------------	------------------	------------	------	-----------

No building records returned.

FOREST HIGHLANDS PLAT

1. **ACCT:** R172620800

OWNER: BETHANY FIRST CHURCH OF THE NAZARENE

PARCEL PIN: 2866-17-262-0800

LEGAL DESCRIPTION: *(PER OKLAHOMA COUNTY ASSESSOR)*

FORREST HIGHLAND 002 000 A TR IN SE/C BEING 208FT E&W & 165FT N&S KNOWN AS TR #2 EXEMPT

2. **ACCT:** R172620910

OWNER: BETHANY FIRST CHURCH OF THE NAZARENE

PARCEL PIN: 2866-17-262-0910

LEGAL DESCRIPTION: *(PER OKLAHOMA COUNTY ASSESSOR)*

FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S & 300FT W OF NE/C OF LOT 4 TH W80.66FT S302.11FT E57.51FT SE116.16FT SELY54.41FT SELY46.85FT SE93.46FT SE55.40FT W104.72FT N225FT W208FT N386FT E145FT S66FT TO BEG

3. **ACCT:** R172620850

OWNER: CHURCH OF NAZARENE

PARCEL PIN: 2866-17-262-0850

LEGAL DESCRIPTION: *(PER OKLAHOMA COUNTY ASSESSOR)*

FORREST HIGHLAND 000 000 LOTS 2 3 & 4 EX TRS 1 2 & 3 EXEMPT



Department of Planning & Community Development

June 23, 2025

NOTICE OF HEARING

**PLANNING & ZONING COMMISSION
AND CITY COUNCIL**

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Planning Department to rezone his property. All rezoning applications within the City limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on zoning matters to the City Council. The final decision is made by the City Council in a second hearing.

Attached to this notice is information on the hearing dates, the location of the property, and the zoning category requested. During the public hearings, the applicant for the zoning change presents his case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

If you have any questions regarding this notice, please contact the Community Development Director. Call (405) 789-6005.

**SECRETARY
PLANNING AND ZONING COMMISSION**

(SEE LOCATION MAP ON BACK
OF THIS PAGE)

ZONING CHANGE INFORMATION

A. Rezoning Proposal

1. Case No: PC 25-13
2. Location of Property: NW 36th St. and N. Rockwell Ave
3. Legal Description: FORREST HIGHLAND 000 000 LOTS 2 3 & 4 EX TRS 1 2 & 3

EXEMPT. Forrest Highland 002 000 A TR IN SE/C BEING 208FT E&W & 165FT N&S

KNOWN AS TR #2 EXEMPT. FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S &

300FT W OF NE/C OF LOT 4 TH W80.66FT S302.11FT E57.51FT SE116.16FT SELY54.41FT

SELY46.85FT SE93.46FT SE55.40FT W104.72FT N225FT W208FT N386FT E145FT S66FT TO

BEG

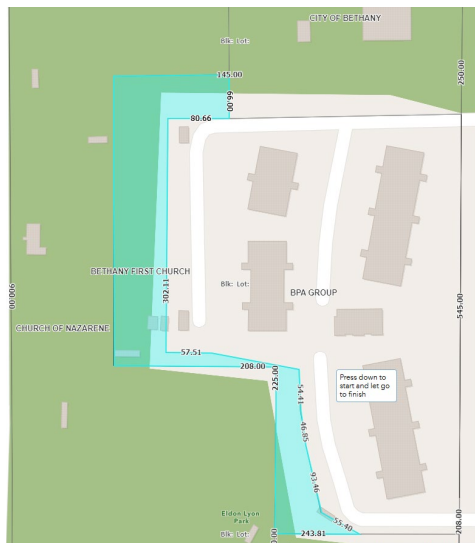
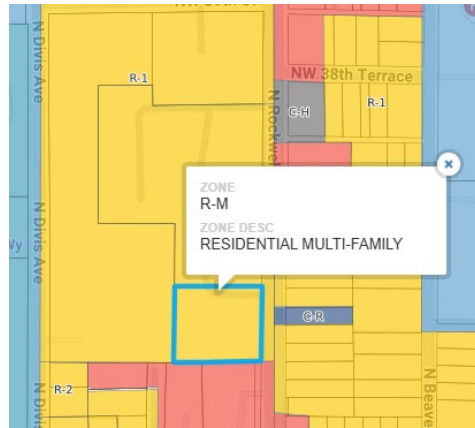
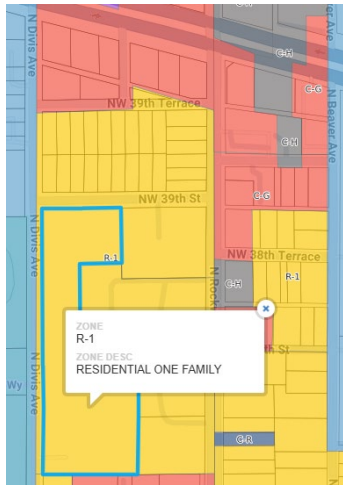
4. Present Zoning: R-1, Single Family Residential/R-M Residential Multiple Family.
5. Proposed Zoning: PUD, Planned Unit Development

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on July 17, 2025, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval or disapproval of the proposed rezoning. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The City Council Hearing will be held on August 5, 2025, at 6:30 P.M. At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to adopt or reject the proposed rezoning ordinance. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

C. Location of Hearings

Both the Planning and Zoning Commission and City Council hearings will be held in the Bethany City Council Chambers in City Hall.



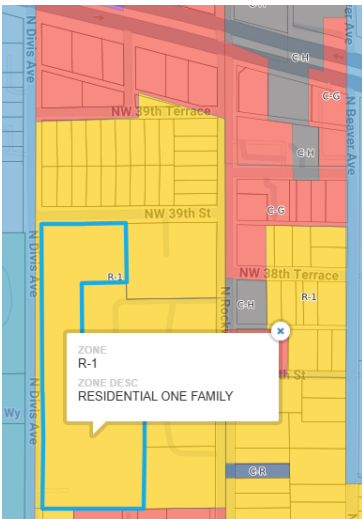
NOTICE OF PUBLIC HEARING

On July 17 2025 at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a request Crafton Tull, Applicant, and Church of the Bethany First Church of the Nazarene, Property Owner to rezone NW 36th and N. Rockwell Ave. from R-1, Residential Single Family R-M, Residential Multiple Family to PUD, Planned Unit Development.

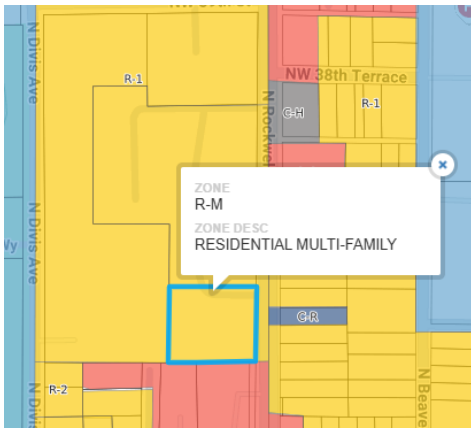
Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on August 5, 2025 at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

LEGAL DESCRIPTION: FORREST HIGHLAND 000 000 LOTS 2 3 & 4 EX TRS 1 2 & 3 EXEMPT



LEGAL DESCRIPTION: FORREST HIGHLAND 002 000 A TR IN SE/C BEING 208FT E&W & 165FT N&S KNOWN AS TR #2 EXEMPT



LEGAL DESCRIPTION: FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S & 300FT W OF NE/C OF LOT 4 TH W80.66FT S302.11FT E57.51FT SE116.16FT SELY54.41FT SELY46.85FT SE93.46FT SE55.40FT W104.72FT N225FT W208FT N386FT E145FT S66FT TO BEG



ABTRACTOR'S SPECIAL CERTIFICATE

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, to the lands surrounding and within 300 feet of:

A tract of land situated within the Southeast Quarter (SE/4) of Section Seventeen (17), Township Twelve North (T12N), Range Four West (R4W) of the Indian Meridian (I.M.), City of Bethany, Oklahoma County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said SE/4; thence
N00°18'34"W along the East line of said SE/4 a distance of 333.69 feet; thence
S89°26'52"W a distance of 50.00 feet to the POINT OF BEGINNING;
thence S89°25'17"W a distance of 578.32 feet;
thence N00°18'32"W a distance of 960.00 feet;
thence N89°25'17"E a distance of 295.32 feet;
thence S00°18'32"E a distance of 250.00 feet;
thence S89°25'17"W a distance of 80.66 feet;
thence S00°18'32"E a distance of 302.11 feet;
thence N89°25'17"E a distance of 57.51 feet;
thence S79°29'20"E a distance of 116.16 feet;
thence S03°10'34"E a distance of 54.41 feet;
thence S08°27'35"E a distance of 46.85 feet;
thence S12°26'53"E a distance of 93.46 feet;
thence S59°50'27"E a distance of 55.40 feet;
thence N89°26'52"E a distance of 115.28 feet;
thence S00°18'34"E a distance of 164.95 feet to the POINT OF BEGINNING

OWNER OF RECORD: **CHURCH OF NAZARENE, and BETHANY FIRST CHURCH OF THE NAZARENE**

That the addresses that are listed have been taken from the Treasurer's records of Oklahoma County, Oklahoma.

GRANTEE & ADDRESS & LEGAL DESCRIPTION:

R172620450

7 ELEVEN INCORPORATED —

2021 S MACARTHUR BLVD
OKLAHOMA CITY, OK 73128-1699

FORREST HIGHLAND 000 000 PT OF BLK 1 BEG 17FT N & 17FT W OF SE/C TH W150FT N281.33FTE150FT S281.27FT
TO BEG SUBJ TO ESMTS OF RECORD

R170129380 —

ALLEN DALE G & HELEN J
3807 N BEAVER AVE
BETHANY, OK 73088

BETHANY CITY ADD 021 000 S92FT OF E189.55FT EX N30FT OF E150FT PLUS N28.5FT LOT 19 RIKER SUB BLK 20

R219451010 —

B & C PROPERTY INVESTMENTS LLC
13540 NW 142ND ST
YUKON, OK 73099-8229

BETHANY VILLAGE BLK 001 LOT 002

R173406600 —

BARTEE ENTERPRISES LLC
4806 N ASBURY AVE
BETHANY, OK 73008-2620

MULTIPLE

R172620910 —

BETHANY FIRST CHURCH
6789 39TH EXPRESSWAY
BETHANY, OK 73142

MULTIPLE

R173407510 —

BIZAL RODNEY D
7119 NW 39TH ST
BETHANY, OK 73008-3258

OAK HILL SUB FOREST HGHLND 003 017

R172631040 —

BODE DOROTHY JUNE TRS
7115 NW 36TH ST
BETHANY, OK 73008-3248

ENGLISH ACRES 000 003

R172620900 —

BPA GROUP
PO BOX 1451
BETHANY, OK 73008

FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S & 17FT W OF NE/C OF LOT 4 TH S545FT W115.28FT
NW55.40FT NW93.46FT NWLY46.85FT NWLY54.41FT NW116.16FT W57.51FT N302.11FT E363.66FT TO BEG

R170150700 —

BREWER & ASSOCIATES PROPERTY LLC
1530 SW 119TH ST, Unit 103
OKLAHOMA CITY, OK 73170

RIKER SUB BLK 20 000 006

R173407500 —

BROWN SUSAN
7121 NW 39TH ST
BETHANY, OK 73008

OAK HILL SUB FOREST HGHLND 003 016

R170150400 —

BTM PROPERTIES LLC
14520 CHAMBERY CT
YUKON, OK 73099

RIKER SUB BLK 20 000 003

R170150600 —

BYNUM OLIVE JEWEL TRS
3708 N ROCKWELL AVE
BETHANY, OK 73008-3349

RIKER SUB BLK 20 000 005

R172620850

CHURCH OF NAZARENE
0
Unknown, NO 00000

FORREST HIGHLAND 000 000 LOTS 2 3 & 4 EX TRS 1 2 & 3 EXEMPT

R170150850 —

CITY OF BETHANY
PO BOX 219
BETHANY, OK 73008

MULTIPLE

R173407530 —

COOK RHEA ANN RANDALL
7111 NW 39TH ST
BETHANY, OK 73008-3258

OAK HILL SUB FOREST HGHLND 003 021

R173406725 —

CUNKLE KENDRA
7110 NW 39TH TER

BETHANY, OK 73008

OAK HILL SUB FOREST HGHLND 003 010
R170151600

DELAO MAGDALENO MAURICIO
3705 N BEAVER AVE
BETHANY, OK 73008-3331

RIKER SUB BLK 20 000 015

R170150200

GENERATIONAL INVESTMENT PROPERTIES LLC
211 NW 67TH ST
OKLAHOMA CITY, OK 73116-8247

RIKER SUB BLK 20 000 000 S36.24FT LOT 1 EX W7FT & N14.24FT LOT 2 EX W7FT

R170129382

GUTIERREZ VELASCO FRANCISCO J
3806 N ROCKWELL AVE
BETHANY, OK 73008

BETHANY CITY ADD 021 000 N28FT LOT 1 RIKERS SUB & S92FT OF W189.55FT BLK 21

R170151700

HAQUE GEORGIANNA M
3707 N BEAVER AVE
BETHANY, OK 73008

RIKER SUB BLK 20 000 016

R172620400

HERNANDEZ PLACENCIA HAIRO A
1950 SEGOVIA CIR
EDMOND, OK 73034-2522

FORREST HIGHLAND 000 000 PT OF BLK 1(AKA LOT 1) BEG 17FT N & 167FT W OF SE/C BLK 1 TH N281.33FT
W105FT S281.27FT E105FT TO BEG SUBJ TO ESMTS OF RECORD

R170151200

HODGE JAMES L
7013 NW 36TH ST
BETHANY, OK 73008

RIKER SUB BLK 20 000 000 LOT 11 EX S7FT

R173406770

J & K FINE PROPERTIES VI LLC

12824 ST ANDREWS DR
OKLAHOMA CITY, OK 73120

OAK HILL SUB FOREST HGHLND 003 013
R170151800

J & P UNITED LLC
3131 N EAGLE LN
BETHANY , OK 73008

MULTIPLE

R172631100

JCC ENTERPRISES OF OKLAHOMA LLC
2420 N EAGLE LN
OKLAHOMA CITY, OK 73127

ENGLISH ACRES 000 000 LOT 6 LESS S36.17FT

R170150300

JDP LLC RIKER SUBDIVISION SERIES
10912 NW 26TH ST
YUKON, OK 73099

RIKER SUB BLK 20 000 002 S50FT

R219451160

JSFM LLC
22495 LINDY TER
EDMOND, OK 73025

MULTIPLE

R219451240

JSSB LLC
3101 LAKESHIRE RIDGE WAY
EDMOND, OK 73034

MULTIPLE

R172631020

KANELOPOULOS GEORGE J JR & GINA M
5471 EMI RD
KOLOA, HI 96756-9710

ENGLISH ACRES 000 002

R170151000

KRATZ DAVID J & JEANNE M

3700 N ROCKWELL AVE
BETHANY, OK 73008-3349

MULTIPLE
R172631080

LANDERS KARIN & JAMES
5020 NW 62ND TER
OKLAHOMA CITY, OK 73122

ENGLISH ACRES 000 005

R170151100

LONG ELIZABETH KIM DANIELS
PO BOX 309
CHANDLER, OK 74834

RIKER SUB BLK 20 000 010

R173407515

MERRELL CHARLES M & CAROLYN S
7211 NW 32ND ST
BETHANY, OK 73008-3803

OAK HILL SUB FOREST HGHLND 003 018

R170150500

NGUYEN TO VAN
3710 N ROCKWELL AVE
BETHANY, OK 73008

RIKER SUB BLK 20 000 004

R173406750

OBIL PROPERTIES LLC
2904 N DIVIS AVE
BETHANY, OK 73008

OAK HILL SUB FOREST HGHLND 003 011

R173408000

PALMER ASA ALLEN ETAL
7109 NW 39TH ST
BETHANY, OK 73008

OAK HILL SUB FOREST HGHLND 003 022

R219451020

PROGRESSIVE BUSINESS GROUP LLC

3398 E PLUM ST
GILBERT, AZ 85298-0100

BETHANY VILLAGE BLK 001 LOT 003
R173407525

RANDALL DONALD RAY
7113 NW 39TH ST
BETHANY, OK 73008-3258

OAK HILL SUB FOREST HGHLND 003 020

R173406780

RYAN KENA SUE -
12109 NW 137TH ST
PIEDMONT, OK 73078

OAK HILL SUB FOREST HGHLND 003 014

R173406375

SAKURA PROPERTIES LLC
15412 COLONIA BELLA DR
EDMOND, OK 73013

MULTIPLE

R172631060

SARRINGTON RANDY J & TILDA J -
3705 N DONNA AVE
BETHANY, OK 73008-3256

ENGLISH ACRES 000 004

R170152150

SCHLEGEL BENJAMIN -
3801 N BEAVER AVE
BETHANY, OK 73008

RIKER SUB BLK 20 BLK 000 LOT 000 LOT 19 EX N28FT & EX S30FT

R170129400

SHORT JANET -
3810 N ROCKWELL AVE
BETHANY, OK 73008

BETHANY CITY ADD 021 000 PRT OF BLK 21 BEG NW/C E&W 229.1FT & N&S 120FT EX N12FT

R173829020

SOUTHWESTERN CHRISTIAN -

7210 NW 39TH EXPY
BETHANY, OK 73008-0340

MULTIPLE
R170150800

THORESON DONALD MELVIN
3704 N ROCKWELL AVE
BETHANY, OK 73008

RIKER SUB BLK 20 000 000 LOT 7 EX W7FT

R173406790

VARGAS JAVIER FARIAS
7120 NW 39TH TER
BETHANY, OK 73008-3261

OAK HILL SUB FOREST HGHLND 003 015

R173406760

WALLACE CAROL SUE ETAL
7114 NW 39TH TER
BETHANY, OK 73008

OAK HILL SUB FOREST HGHLND 003 012

R173406650

WEST WELBARN WAYNE
7108 NW 39TH TER
BETHANY, OK 73008-3261

OAK HILL SUB FOREST HGHLND 003 009

R173407520

WISE DELINDA O GOGGIN
7115 NW 39TH ST
BETHANY, OK 73008-3258

OAK HILL SUB FOREST HGHLND 003 019

R172631050

YOUNG CHANDLER
3706 N DIVIS AVE
BETHANY, OK 73008

ENGLISH ACRES 000 000 S36.17FT OF LOT 6 & N43.46FT OF LOT 1

R219451090

YUAN JIAN WEI & SHOU LUNG HUANG FAMILY TRUST -
32857 REGENTS BLVD
UNION CITY, CA 94587-5410

MULTIPLE
R219451260

YUAN KEVIN -
8217 57TH PL NE
MARYSVILLE, WA 98270-4522

BETHANY VILLAGE BLK 003 LOT 018

R219451250 —

YUAN RICHARD
4744 CABELLO ST
UNION CITY, CA 94587-4750

BETHANY VILLAGE BLK 003 LOT 017

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: June 10, 2025 at 7:30 AM.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor


Stacy Bombardiere, License # 7018

COMPLETED: June 17, 2025

Order No. 25314318

PELHAM PARTNERS, LLC.

16200 Sonoma Park Drive
Edmond, OK 73013
(405) 848-1581

June 25, 2025

Dear Homeowner,

My company Pelham Partners, LLC has submitted a PUD to rezone the property at 3800 North Divis. Our plan is to develop the property into duplex lots and sell them to a builder.

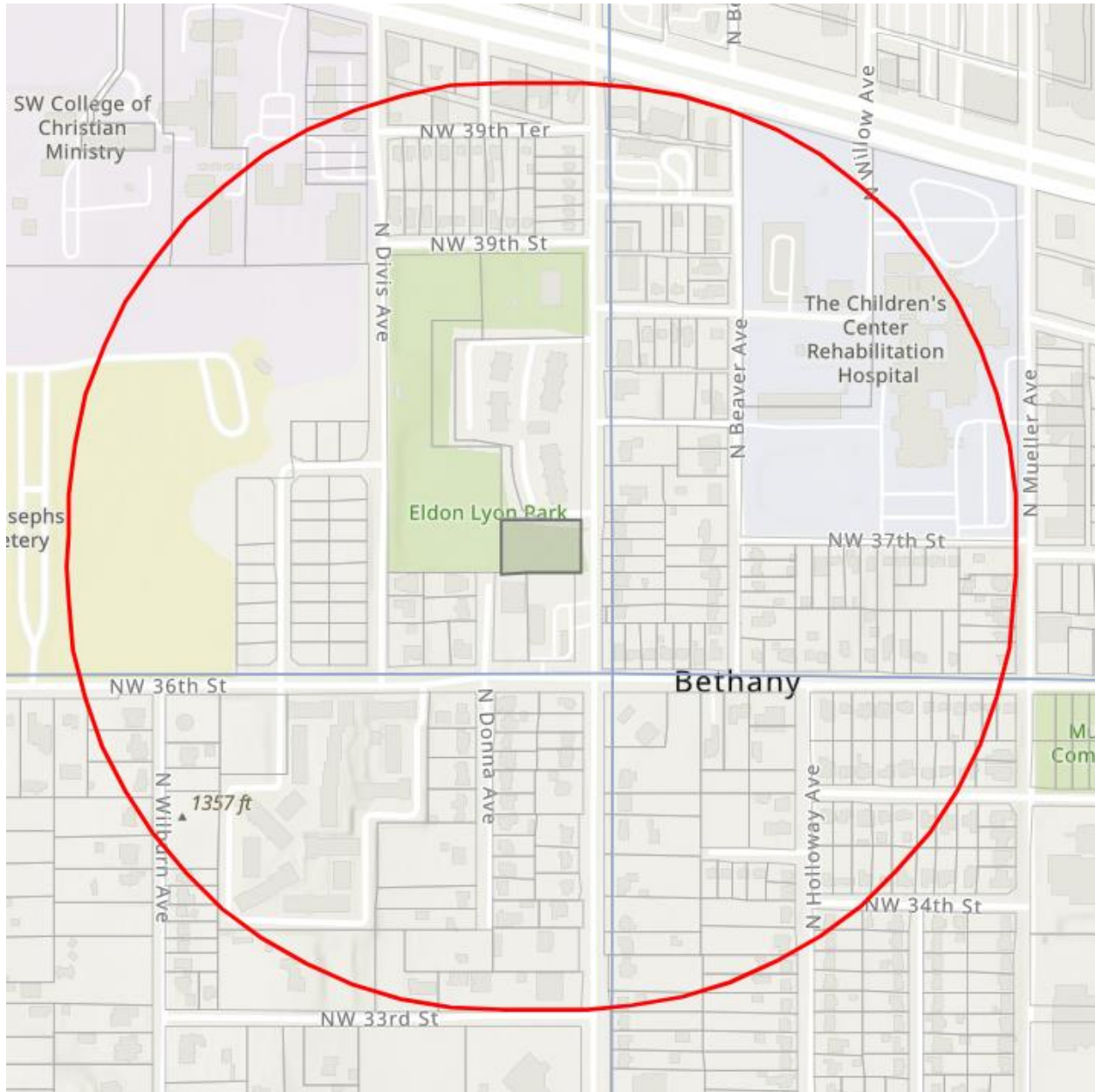
Sincerely,

A handwritten signature in blue ink that reads "Michael Love". The signature is written in a cursive, flowing style.

Michael Love
Developer

Radius Map

1320 feet



Ownership List

Order # 710512501623

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<i>Owner</i>	<i>Legal Description</i>
Bethany First Church of the Nazarene 6789 NW 39 th Expressway Bethany, OK 73008	R172620800 FORREST HIGHLAND 002 000 A TR IN SE/C BEING 208FT E&W & 165FT N&S KNOWN AS TR #2 EXEMPT
Bethany First Church of the Nazarene 6789 NW 39 th Expressway Bethany, OK 73008	R172620910 FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S & 300FT W OF NE/C OF LOT 4 TH W80.66FT S302.11FT E57.51FT SE116.16FT SELY54.41FT SELY46.85FT SE93.46FT SE55.40FT W104.72FT N225FT W208FT N386FT E145FT S66FT TO BEG
Charles T Horsley PO BOX 987 Bethany, OK 73008	R173780825 UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 330FT N & 437FT W OF SE/C NE4 NE4 TH W223FT N235.7FT E86FT S117.85FT E137FT S117.85FT TO BEG
Jose & Susana Hernandez 7212 NW 46 th St. Bethany, OK 73008	R173780600 UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 447.85FT N & 305FT W OF SE/C NE4 NE4 TH N117.85FT W269FT S117.85FT E269FT TO BEG
Michael D Doyle 3406 N Holloway Ave. Bethany, OK 73008	R173461950 PAYNE CARSON ADD 003 019
Tambua Properties LLC 3407 N Rockwell Ave. Bethany, OK 73008	R173780700 UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 447.85FT N OF SE/C OF NE4 OF NE4 TH N132FT W305FT S132FT E305FT TO BEG EX E50FT TO CITY
Twyman Family Revocable Trust 3407 N Holloway Ave. Bethany, OK 73008	R173887800 UNPLTD PT SEC 21 12N 4W 000 000 PT NW4 SEC 21 12N 4W BEG SE/C OF N 1/2 N 1/2 SW4 NW4 NW4 TH W300FT N85FT E300FT S85FT TO BEG
Lyndee Wakefield 3408 N Holloway Ave. Bethany, OK 73008	R173462000 PAYNE CARSON ADD 003 020
Charles T Horsley PO BOX 987 Bethany, OK 73008	R173780520 UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 565.70FT N & 355FT W OF SE/C NE4 NE4 TH W305FT N66FT E305FT S66FT TO BEG OR TR C OF NE4

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<i>Owner</i>	<i>Legal Description</i>
Uriel Carranza 3408 N Wilburn Ave. Bethany, OK 73008	R173781013 UNPLTD PT NE4 SEC 20 12N 4W BEG 670FT S & 11.6FT E OF NW/C NE4 NE4 TH E154.4FT S50.175FT W154.4FT N50.175FT TO BEG SUBJ TO ESMTS OF RECORD
Bill & Isabel Edwards Living Trust 13901 Middleberry Road Edmond, OK 73013	R173887850 UNPLTD PT SEC 21 12N 4W 000 000 PT NW4 SEC 21 12N 4W BEG AT NE/C OF SW4 OF NW4 OF NW4 TH W300FT S80FT E300FT N80FT TO BEG
Bus Kid Realty LLC 10325 Paisley Road Yukon, OK 73099	R173887825 UNPLTD PT NW4 SEC 21 12N 4W N108FT OF W/2 OF N/2 OF N/2 OF SW4 OF NW4 OF NW4
RSM Properties LLC 7201 N Classen Blvd., Unit 101 Oklahoma City, OK 73116	R173781020 UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 610FT S & 11.6FT E OF NW/C OF NE4 NE4 TH E154.4FT S60FT W154.4FT N60FT TO BEG AKA S50.7FT OF TR 23 & N9.3FT OF TR 24 SUBJ TO ESMTS OF RECORD
Walter Keith White PO BOX 188 Wheatland, OK 73097	R173780510 UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 631.7FT N & 355FT W OF SE/C OF NE4 OF NE4 TH W305FT N66FT E305FT S66FT TO BEG OR TR B OF NE4
Robert William Byrd 2424 Rosa Circle Yukon, OK 73099	R175930955 HOLLOWAY ACRES 001 000 BEG AT SE/C LT 5 TH W100FT N50FT E100FT S50FT TO BEG
Teresa & Luis Hernandez 8052 NW 79 th Terrace Oklahoma City, OK 73130	R177841300 WEST AVENUE ADDITION 000 004
Ram Dam Development LLC 6029 NW 23 rd St. Oklahoma City, OK 73127	R177841200 WEST AVENUE ADDITION 000 003
Marna Hawkins Family Trust 3504 N Wilburn Ave. Bethany, OK 73008	R173781025 UNPLTD PT NE4 SEC 20 12N 4W BEG 560.35FT S & 11.6FT E OF NW/C NE4 NE4 TH E154.4FT S49.65FT W154.4FT N49.65FT TO BEG OR N49.65FT OF S100.35FT OF TR 23

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<i>Owner</i>	<i>Legal Description</i>
Carolyn Ann Potter 7017 NW 21st St. Bethany, OK 73008	R175930950 HOLLOWAY ACRES 001 000 N62.22FT OF S112.22FT OF E100FT OF LOT 5
John D Thephachanh PO BOX 1893 Bethany, OK 73008	R175930945 HOLLOWAY ACRES 001 000 BEG 100FT W OF SE/C LT 5 TH W50FT N112.22FT E50FT S112.22FT TO BEG
Carolyn Ann Potter 7017 NW 21 st St. Bethany, OK 73008	R175930940 HOLLOWAY ACRES 001 000 W50FT OF E200FT OF LOT 5 EX N20FT
FRAARROKCPROLLC 590 Calhoun Circle Corona, CA 92879	R175930935 HOLLOWAY ACRES 001 000 BEG 200FT W OF SE/C LT 5 TH W48FT N112.22FT E48FT S112.22FT TO BEG
Chad A Rourke 4704 N Asbury Ave. Bethany, OK 73008	R175930930 HOLLOWAY ACRES 001 000 W51FT OF E299FT OF LOT 5 EX N20FT
Alex Cruz Jr. 3500 N Donna Ave. Bethany, OK 73008	R177841400 WEST AVENUE ADDITION 000 005
George & Gina M Kanelopoulos 5471 Emi Road Koloa, HI 96756	R175931400 HOLLOWAY ACRES 001 006
Allthethings Expert Inc. 6604 Woodridge Ave. Oklahoma City, OK 73132	R177841100 WEST AVENUE ADDITION 000 002
Letrice B & Carlos D Bell 6817 NW 34 th St. Bethany, OK 73008	R125131090 JANVILLE TO BETHANY 001 010
Thomas L & Sadawna R Coburn 6901 NW 34 th St. Bethany, OK 73008	R173461000 PAYNE CARSON ADD 002 010
Scott Samples, Roger D & Cheryl M Samples 6903 NW 34 th St. Bethany, OK 73008	R173460950 PAYNE CARSON ADD 002 009
Jonathan & Misty Avery-Davis 2204 E Northlake View Lane Mustang, OK 73064	R173460900 PAYNE CARSON ADD 002 008
Melanie D Millan 6907 NW 34 th St. Bethany, OK 73008	R173460850 PAYNE CARSON ADD 002 007
Kevin W & Beverly K Keun 6909 NW 34 th St. Bethany, OK 73008	R173460800 PAYNE CARSON ADD 002 006

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<i>Owner</i>	<i>Legal Description</i>
Tate Revocable Family Trust 3400 N Rockwell Ave. Bethany, OK 73008	R174961400 DENHAM LTS 9 THRU 16 000 014
Bertha A Gutierrez 5613 NW 58th Terrace Warr Acres, OK 73122	R174950200 DENHAM LOTS 1 THRU 8 000 002
Charles T Horsley PO BOX 987 Bethany, OK 73008	R173780850 UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 330FT N OF SE/C OF NE4 OF NE4 W437FT N117.85FT E437FT S117.85FT TO BEG
Jennifer L Hart 3405 N Holloway Ave. Bethany, OK 73008	R174950100 DENHAM LOTS 1 THRU 8 000 001
Benton E & Judy Hodson 3404 N Rockwell Ave. Bethany, OK 73008	R174961500 DENHAM LTS 9 THRU 16 000 000 LOTS 15 & 16
George J & Gina M Kanelopoulos 5471 Emi Road Koloa, HI 96756	R173887830 UNPLTD PT SEC 21 12N 4W 000 000 PT OF NW4 SEC 21 12N 4W S57FT OF W 1/2 OF N 1/2 OF N 1/2 OFSW4 OF NW4 OF NW4
C T Horsley 7209 NW 33 rd St. Bethany, OK 73008	R173780805 UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 330FT N & 660FT W OF SE/C SD NE4 OF NE4 TH N235.7FT W488FT S235.7FT E488FT TO BEG
JDP LLC Riker Subdivision Series 10912 NW 26 th St. Yukon, OK 73099	R170150300 RIKER SUB BLK 20 000 002 S50FT
Benjamin Schlegel & Victoria Chrisman 3801 N Beaver Ave. Bethany, OK 73008	R170152150 RIKER SUB BLK 20 BLK 000 LOT 000 LOT 19 EX N28FT & EX S30FT
Generational Investment Properties LLC C/O Brian Dickey 211 NW 67 th St. Oklahoma City, OK 73116	R170150200 RIKER SUB BLK 20 000 000 S36.24FT LOT 1 EX W7FT & N14.24FT LOT 2 EX W7FT
Francisco J Gutierrez-Velasco & Amiceli Y Ruiz-Diaz 3806 N Rockwell Ave. Bethany, OK 73008	R170129382 BETHANY CITY ADD 021 000 N28FT LOT 1 RIKERS SUB & S92FT OF W189.55FT BLK 21

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<i>Owner</i>	<i>Legal Description</i>
Dale G & Helen J Allen 3807 N Beaver Ave. Bethany, OK 73008	R170129380 BETHANY CITY ADD 021 000 S92FT OF E189.55FT EX N30FT OF E150FT PLUS N28.5FT LOT 19 RIKER SUB BLK 20
Gene Curtis Tarbox & Shirlene 3811 N Beaver Ave. Bethany, OK 73008	R170129370 BETHANY CITY ADD 021 000 S52FT OF N120FT E150FT S212FT & N30FT OF E150FT S92FT E189.55FT
West Place Properties LLC PO BOX 374 Chandler, OK 74834	R170129372 BETHANY CITY ADD 021 000 E150FT OF N68FT OF S212FT EX N12FT
Janet Short 3810 N Rockwell Ave. Bethany, OK 73008	R170129400 BETHANY CITY ADD 021 000 PRT OF BLK 21 BEG NW/C E&W 229.1FT & N&S 120FT EX N12FT
Garry & Christye Bryant 3605 N Mueller Ave. Bethany, OK 73008	R173880635 UNPLTD PT SEC 21 12N 4W 000 000 PT NW4 SEC 21 12N 4W BEG 89FT N & 20FT W OF SE/C NE4 NE4 NW4 NW4 TH W123.43FT N58FT E123.43FT S58FT TO BEG
Lon L & Linda K Gibson & Lon Matthew Gibson 6901 NW 35 th St. Bethany, OK 73008	R173880600 UNPLTD PT OF NW4 SEC 21 12N 4W BEG 25FT N & 120FT E OF SW/C NE4 NE4 NW4 NW4 TH E57FT N122FT W57FT S122FT TO BEG
Linda Mae Holmes Miller 6807 NW 35 th St. Bethany, OK 73008	R173880610 UNPLTD PT SEC 21 12N 4W 000 000 PT OF NW4 SEC 21 12N 4W BEG 25FT N & 60FT E OF SW/C OF NE4 OF NE4 OF NW4 OF NW4 TH E60FT N122FT W60FT S122FT TO BEG
M Catherine Musgrave 6008 NW 27 th St. Oklahoma City, OK 73127	R173880630 UNPLTD PT OF NW4 SEC 21 12N 4W BEG 25FT N OF SW/C OF NE4 OF NE4 OFNW4 OF NW4 TH E60FT N122FT W60FT S122FT TO BEG
Lon L & Linda K Gibson 6901 NW 35 th St. Bethany, OK 73008	R173460500 PAYNE CARSON ADD 001 010
TH Property Owner I LLC 2875 W Ray Road Unit 6-430-34788 Chandler, AZ 85224	R173460450 PAYNE CARSON ADD 001 009

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Owner	Legal Description
Powers Investments LLC 118 NW 1st St. Moore, OK 73160	R173460400 PAYNE CARSON ADD 001 008
Gabriel Flores 3604 N Ann Arbor Ave. Oklahoma City, OK 73122	R173460350 PAYNE CARSON ADD 001 007
Alfredo R Hernandez 8052 NW 79th Terrace Oklahoma City, OK 73132	R177841500 WEST AVENUE ADDITION 000 006
Sharayah Ann Fore 6909 NW 35 th St. Bethany, OK 73008	R173460300 PAYNE CARSON ADD 001 006
Bobby Earl & Carolyn Belle Palmer Palmer Family Trust 3611 N Wilburn Ave. Bethany, OK 73008	R173781125 UNPLTD PT NE4 SEC 20 12N 4W & PT LT 1 ALEXANDER ACRES BEG 95FT S OF NW/C LT 1 ALEXANDER ACRES TH S95FT E200FT N95FT W200FT TO BEG
Mary A Westbrook 4502 Cambridge Ct. Sugar Land, TX 77479	R175200320 BRYANS SUB ADDITION 000 003 N50FT
Lloydboyz, LLC 3606 N Donna Ave. Bethany, OK 73008	R175200700 BRYANS SUB ADDITION 000 007
Saba K Mnaizel 8232 NW 100 th St. Oklahoma City, OK 73162	R173780150 UNPLTD PT NE4 SEC 20 12N 4W BEG 355FT W & 133FT S OF NE/C NE4 TH S100FT W150FT N100FT E150FT TO BEG
Bible Missionary Church 7000 NW 36 th St. Bethany, OK 73008	R175930705 HOLLOWAY ACRES 001 000 E 1/2 OF LOT 2 EXEMPT
J & K Fine Properties VI LLC 12824 St Andrews Dr. Oklahoma City, OK 73120	R170308400 ROBERTS SUB BLK 21 003 000 LOTS 29 & 30
John W Bumpus St Trust 7707 West Britton Road, Unit 1609 Oklahoma City, OK 73132	R170308050 ROBERTS SUB BLK 21 003 000 LOTS 27 & 28
John W Bumpus St Trust 7707 West Britton Road, Unit 1609 Oklahoma City, OK 73132	R170307350 ROBERTS SUB BLK 21 003 000 LOTS 23 THRU 26
The Children's Center Inc. 6800 NW 39 th Expressway Bethany, OK 73008	R170307000 ROBERTS SUB BLK 21 003 000 LOTS 16 THRU 22

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<i>Owner</i>	<i>Legal Description</i>
Carlos & Marisol Ramos 3503 N Donna Ave. Bethany, OK 73008	R173780500 UNPLTD PT NE4 SEC 20 12N 4W BEG 697.70FT N & 355FT W OF SE/C OF NE4 OF NE4 TH W305FT N190.5FT E305FT S190.5FT TO BEG
Mary A & Landon L Westbrook 4502 Cambridge Ct. Sugar Land, TX 77479	R175200200 BRYANS SUB ADDITION 000 002
Bruce A & Carolyn A Lloyd 3606 N Donna Ave. Bethany, OK 73008	R175200600 BRYANS SUB ADDITION 000 006
Matlory Properties LLC 6800 NW 39 th Expressway Bethany, OK 73008	R170362450 SMITH SUB BETHANY 019 009
Matlory Properties LLC 6800 NW 39 th Expressway Bethany, OK 73008	R170362800 SMITH SUB BETHANY 019 000 LOTS 10 & 11
Kristina Lea Williams 6901 NE 36 th St. Bethany, OK 73008	R170363150 SMITH SUB BETHANY 019 012
Dennis J & Gina T Newlin 3705 N Mueller Ave. Bethany, OK 73008	R170361400 SMITH SUB BETHANY 019 005
Greg Burks 6903 NW 36 th St. Bethany, OK 73008	R170363500 SMITH SUB BETHANY 019 013
Jeffrey A West 6905 NW 36 th St. Bethany, OK 73008	R170363850 SMITH SUB BETHANY 019 014
James G & Vicki M Williams Williams Family Trust 10400 Ski Dr. Oklahoma City, OK 73162	R175932100 HOLLOWAY ACRES 001 007
Sandra J Rutherford & Tamara D Slover 3504 N Donna Ave. Bethany, OK 73008	R177841600 WEST AVENUE ADDITION 000 007
Clifford E Cornish 721 N Cedardale Dr. Oklahoma City, OK 73127	R170364200 SMITH SUB BETHANY 019 000 LOTS 15 & 16
John Thephachanh PO BOX 1893 Bethany, OK 73008	R177841000 WEST AVENUE ADDITION 000 001
Jeffrey Allen West 6905 NW 36 th St. Bethany, OK 73008	R170364550 SMITH SUB BETHANY 019 000 LOTS 17 & 18

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<i>Owner</i>	<i>Legal Description</i>
Shelley Loveless 3704 N Beaver Ave. Bethany, OK 73008	R170365250 SMITH SUB BETHANY 019 000 LOTS 21 & 22
City of Bethany PO BOX 219 Bethany, OK 73008	R170150850 RIKER SUB BLK 20 000 000 W7FT OF LOT 7 EXEMPT
Donald Melvin Thoreson 3704 N Rockwell Ave. Bethany, OK 73008	R170150800 RIKER SUB BLK 20 000 000 LOT 7 EX W7FT
Magdaleno Mauricio Delao 3705 N Beaver Ave. Bethany, OK 73008	R170151600 RIKER SUB BLK 20 000 015
James T Edwards & James C Harris 4004 Patty Lane Bethany, OK 73008	R175191015 ALEXANDER ACRES 000 002
Randy J & Tilda J Sarrington 3705 N Donna Ave. Bethany, OK 73008	R172631060 ENGLISH ACRES 000 004
Chandler Young & Hunter Hall 3706 N Divis Ave. Bethany, OK 73008	R172631050 ENGLISH ACRES 000 000 S36.17FT OF LOT 6 & N43.46FT OF LOT 1
Janet Stansbury 3108 N Briarwood Bethany, OK 73008	R170361050 SMITH SUB BETHANY 019 004
Matlory Properties LLC 6800 NW 39 th Expressway Bethany, OK 73008	R170365550 SMITH SUB BETHANY 019 023
Carlos Armando Ixtabalan Cifuentes & Yesica F Cifuentes Ortiz 6812 NW 35 th St. Bethany, OK 73008	R125131010 JANVILLE TO BETHANY 001 002
Phillip A & Sheryl A Martin 6816 NW 35 th St. Bethany, OK 73008	R125131000 JANVILLE TO BETHANY 001 001
Brewer & Associates Property LLC 1530 SW 119 th St., Unit 103 Oklahoma City, OK 73170	R170150700 RIKER SUB BLK 20 000 006
The Lawn Pro OKC LLC 1200 Jacobs Way Yukon, OK 73099	R173460550 PAYNE CARSON ADD 002 001
Georgianna M Haque 3707 N Beaver Ave. Bethany, OK 73008	R170151700 RIKER SUB BLK 20 000 016

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<i>Owner</i>	<i>Legal Description</i>
Hunter Thephachanh PO BOX 1893 Bethany, OK 73008	R173460600 PAYNE CARSON ADD 002 002
Kenneth & Brittany Nicole Day 6904 NW 35th St. Bethany, OK 73008	R173460650 PAYNE CARSON ADD 002 003
Lon L & Linda Gibson & Lon Matthew Gibson 6901 NW 35th St. Bethany, OK 73008	R173460700 PAYNE CARSON ADD 002 004
Doroteo Trejo Rojo and Aurora Villalpando Delgado 6908 NW 35 th St. Bethany, OK 73008	R173460750 PAYNE CARSON ADD 002 005
Mario Camacho Merino 1705 NW 38 th St. Oklahoma City, OK 73118	R173781110 UNPLTD PT NE4 SEC 20 12N 4W BEG 1285.3FT E & 340FT S OF NW/C NE4 TH W300FT S121.35FT E300FT N121.35FT TO BEG OR TR 22 & N21.35FT TR 21
Bethany Public Works Authority PO Box 219 Bethany, OK 73008	R173780960 UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 1313.7FT E OF NW/C OF NE4 TH S181.5FT E165FT N181.5FT W165FT TO BEG OR N181.5FT OF TR 1 ALEXANDER FRUITLAND UNREC EXEMPT
Nancy Jo Ellis Living Trust 3615 N Wilburn Ave Bethany, OK 73008	R173781130 UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W & PT LT 1 ALEXANDER ACRES BEG 1285.30FT E & 50FT S OF NW/C NE4 TH S95FT W200FT N95FT E200FT TO BEG
Bryan Hill's Best Living, LLC; Bryan Hill TIC 1, LLC; Bryan Hill TIC 2, LLC; Bryan Hill TIC 3, LLC 6911 S 66 th E Ave, Unit 100 Tulsa, OK 74133	R173780200 UNPLTD PT OF SEC 20 12N 4W BEG 70RDS W OF NE/C OF NE4 TH S270FT E166 1/3FT N270FT W166 1/3FT TO BEG
Bryan Hill's Best Living, LLC; Bryan Hill TIC 1, LLC; Bryan Hill TIC 2, LLC; Bryan Hill TIC 3, LLC 6911 S 66 th E Ave, Unit 100 Tulsa, OK 74133	R173780100 UNPLTD PT OF NE4 SEC 20 12N 4W BEG 505FT W OF NE/C OF NE4 TH S431.8FT W155.17FT S322.5FT W493.8FT N484.3FT E160.3FT N270FT E488.67FT TO BEG

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Shanan B Allen 6639 NW 36th St. Bethany, OK 73008	R175200500 BRYANS SUB ADDITION 000 005
Mary Anne Westbrook 4502 Cambridge Ct. Sugar Land, TX 77479	R175200100 BRYANS SUB ADDITION 000 001
Red Barn Properties LLC PO BOX 1274 Bethany, OK 73008	R173780105 UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 355FT W OF NE/C OF NE4 TH S133FT W150FT N133FT E150FT TO BEG EX N33FT
David R & Shelly L Goodnight Trust 4911 228 th St SE Bothell, WA 98021	R173520100 PIERCE ADDITION 000 001
404 Uptown LLC 2200 Winter Springs Blvd., Unit 106 151 Oviedo, FL 32765	R173520200 PIERCE ADDITION 000 002
Shirley Fay Dixon 3506 N Donna Ave. Bethany, OK 73008	R173780425 UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 336F S & 305FT W OF NE/C OF NE4 THE127FT S60FT W127FT N60FT TO BEG
Marshall & Christine Gill 2021 N Markwell Ave Oklahoma City, OK 73127	R173520300 PIERCE ADDITION 000 003
L & M LLC 8368 NW 39 th Expressway Bethany, OK 73008	R173781000 UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 330FT S & 11.6FT E OF NW/C NE4 NE4 TH E154.4FT S230.35FT W154.4FT N230.35FT TO BEG
148 LLC PO BOX 941 Bethany, OK 73008	R173520400 PIERCE ADDITION 000 004
Schluter Properties LLC 7916 NW 23 rd St., Ste 156 Bethany, OK 73008	R170305600 ROBERTS SUB BLK 21 003 000 LOTS 1 2 3 & 4
Tropical Tails Oklahoma LLC 3712 Dow Drive Oklahoma City, OK 73116	R175932600 HOLLOWAY ACRES 001 008 S66FT
James T & Jan M Edwards 4004 Patty Lane Bethany, OK 73008	R170305945 ROBERTS SUB BLK 21 003 000 LOTS 5 & 6

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<i>Owner</i>	<i>Legal Description</i>
James T & Jan M Edwards 4004 Patty Lane Bethany, OK 73008	R170305950 ROBERTS SUB BLK 21 003 007
Jaime Alvarez 3002 N Eagle Lane Oklahoma City, OK 73127	R175930920 HOLLOWAY ACRES 001 000 W 1/2 OF S 1/2 OF LOT 3 & W 1/2 LOT 4
BDH Investments LLC 1101 Hearthstone Norman, OK 73072	R173520500 PIERCE ADDITION 000 005
Juan Rojas Rangel 7008 NW 38th Terrace Bethany, OK 73008	R170306300 ROBERTS SUB BLK 21 003 000 LOTS 8 & 9
Laura Goodnight 4911 228 th St SE Bothell, WA 98021	R173520600 PIERCE ADDITION 000 006
South West District of the Bible Missionary Church Inc. 16979 N 2830 Rd Duncan, OK 73533	R175930810 HOLLOWAY ACRES 001 003 E 1/2 OF S 1/2
Janet & Edward Morris 7010 NW 36 th Terrace Bethany, OK 73008	R170306650 ROBERTS SUB BLK 21 003 000 LOTS 10 & 11
Hanson & Hanson Properties LLC 1717 S Boulevard Ste A Edmond, OK 73013	R170306665 ROBERTS SUB BLK 21 003 000 LOTS 12 THRU 15
John E & Pequita L Guilliam Living Trust 6900 NW 36 th St. Bethany, OK 73008	R173460050 PAYNE CARSON ADD 001 001
Jacob R Stover 6902 NW 36 th St. Bethany, OK 73008	R173460100 PAYNE CARSON ADD 001 002
Charles & Beverly A Williams Williams Legacy Wealth Trust 6904 NW 36 th St. Bethany, OK 73008	R173460150 PAYNE CARSON ADD 001 003
Jim Roger Mora Tovar 6906 NW 36 th St. Bethany, OK 73008	R173460200 PAYNE CARSON ADD 001 004
Roberto Nieto 3507 N Donna Ave. Bethany, OK 73008	R173780125 UNPLTD PT NE4 SEC 20 12N 4W BEG 355FT W & 323FT S OF NE/C OF NE4 TH S110FT W150FT N110FT E150FT TO BEG

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<i>Owner</i>	<i>Legal Description</i>
Rodolfo Esparza & Diana Valenzuela Macias 6509 NW 58th St. Oklahoma City, OK 73122	R173460250 PAYNE CARSON ADD 001 005
John D Thephachanh PO BOX 1893 Bethany, OK 73008	R175932800 HOLLOWAY ACRES BLK 001 LOT 000 PT LOTS 9 & 10 BEG NW/C LOT 10 TH E187FT S167FT W187FT N167FT TO BEG SUBJ TO ESMTS OF RECORD
WGB Real Estate LLC 3510 N Rockwell Ave. Bethany, OK 73008	R175932700 HOLLOWAY ACRES 001 000 N66.25FT OF LOT 8 & LOTS 9 & 10 EX A TR BEG NW/C LOT 10 TH E187FT S167FT W187FT N167FT TO BEG SUBJ TO ESMTS OF RECORD
TB Holdings LLC 2524 N Broadway, Unit 554 PMB 63496 Edmond, OK 73034	R175930750 HOLLOWAY ACRES 001 000 W/2 OF W/2 OF LOTS 1 & 2 EX N17FT OF LT 1
Maxine G Helton Living Trust 7004 NW 36 th St. Bethany, OK 73008	R175930760 HOLLOWAY ACRES 000 000 E 1/2 OF W 1/2 OF LOTS 1 & 2
Diane Jones 3708 N Beaver Ave. Bethany, OK 73008	R170365600 SMITH SUB BETHANY 019 024
Bible Missionary Church 7000 NW 36 th St. Bethany, OK 73008	R175930700 HOLLOWAY ACRES 001 001 E 1/2 EXEMPT
JCC Enterprises of Oklahoma LLC 2420 N Eagle Lane Oklahoma City, OK 73127	R172631100 ENGLISH ACRES 000 000 LOT 6 LESS S36.17FT
Karin & James Landers 5020 NW 62 nd Terrace Oklahoma City, OK 73122	R172631080 ENGLISH ACRES 000 005
Placencia Hairo A & Jessica Chrystal Hernandez 1950 Segovia Circle Edmond, OK 73034	R172620400 FORREST HIGHLAND 000 000 PT OF BLK 1(AKA LOT 1) BEG 17FT N & 167FT W OF SE/C BLK 1 TH N281.33FT W105FT S281.27FT E105FT TO BEG SUBJ TO ESMTS OF RECORD
Matlory Properties LLC 6800 NW 39 th Expressway Bethany, OK 73008	R170360700 SMITH SUB BETHANY 019 000 E133FT OF S15FT LOT 2 & ALL LOT 3

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7-Eleven Incorporated 2021 S MacArthur Blvd. Oklahoma City, OK 73128	R172620450 FORREST HIGHLAND 000 000 PT OF BLK 1 BEG 17FT N & 17FT W OF SE/C TH W150FT N281.33FTE150FT S281.27FT TO BEG SUBJ TO ESMTS OF RECORD
Olive Jewel Bynum Living Trust 3708 N Rockwell Ave. Bethany, OK 73008	R170150600 RIKER SUB BLK 20 000 005
Gerardo Ponce 3509 N Rockwell Ave. Bethany, OK 73008	R173780410 UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 264FT S OF NE/C OF NE4 TH W178FT S132FT E178FT N132FT TO BEG
Colten Deters 3600 N Donna Ave Bethany, OK 73008	R173780400 UNPLTD PT NE4 SEC 20 12N 4W BEG 264FT S & 178FT W OF NE/C NE4 TH W127FT S72FT E127FT N72FT TO BEG
Howard & Delores Van Sickle 3503 N Holloway Ave Bethany, OK 73008	R175930900 HOLLOWAY ACRES 001 000 E 1/2 OF LOT 4
Archie Lee, Bermer Laverne Lee & Barbara Elaine Finchum PO BOX 1355 Bethany, OK 73008	R173780950 UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 1313.7FT E & 251.5FT S OF NW/C OF NE4 E165FT S78.5FT W165FT N TO BEG EX W11.6FT FOR ROAD
Bible Missionary Church C/O Brian K Dowd 7000 NW 36 th St. Bethany, OK 73008	R175930785 HOLLOWAY ACRES 001 003 N ½
James T & Jan M Edwards 4004 Patty Lane Bethany, OK 73008	R170305300 ROBERTS SUB BLK 21 002 000 S 1/2 LOTS 26 THRU 30
J & P United LLC 3131 N Eagle Lane Bethany, OK 73008	R170151800 RIKER SUB BLK 20 000 000 LOT 17 & S20FT LOT 18
Jessica Ainsworth 3601 N Wilburn Ave. Bethany, OK 73008	R175191010 ALEXANDER ACRES 000 000 S100FT LOT 1 IN ALEXANDER ACRES & PT NE4 SEC 20 12N 4W BEG 1185.3FT E & 240FT S OF NW/C NE4 TH S100FT E100FT N100FT W100FT TO BEG

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<i>Owner</i>	<i>Legal Description</i>
Children's Center Inc. 6800 NW 39th Expressway Bethany, OK 73008	R170365900 SMITH SUB BETHANY 019 025
TGC 370 LLC 4416 Saint Patrick Drive Oklahoma City, OK 73120	R170362100 SMITH SUB BETHANY 019 000 LOTS 7 & 8
Myron K & Lynn C Reeves 3915 N Beaver Ave. Bethany, OK 73008	R170305250 ROBERTS SUB BLK 21 002 000 N 1/2 LOTS 26 THRU 30
Derry & Judy L Henbest 7005 NW 38th Terrace Bethany, OK 73008	R170305000 ROBERTS SUB BLK 21 002 000 E 1/2 LOT 23 & ALL LOTS 24 & 25
Matiory Properties LLC 6800 NW 30th St. Bethany, OK 73008	R170304900 ROBERTS SUB BLK 21 002 000 ALL LOTS 21 & 22 & W 1/2FT LOT 23
Hamid J Shadaram 10208 Shadowview Drive Oklahoma City, OK 73159	R170304250 ROBERTS SUB BLK 21 002 000 LOTS 16 THRU 20
Church of the Nazarene 6789 NW 39 th Expressway Bethany, OK 73008	R172620850 FORREST HIGHLAND 000 000 LOTS 2 3 & 4 EX TRS 1 2 & 3 EXEMPT
City of Bethany PO BOX 219 Bethany, OK 73008	R172620905 FORREST HIGHLAND 000 000 BEG NE/C BLK 4 S250FT W300.07FT N250FT E300.07FT TO BEG KNOWN AS TR # 3 EXEMPT
To Van Nguyen & Nguyen Long Anh 3710 N Rockwell Ave. Bethany, OK 73008	R170150500 RIKER SUB BLK 20 000 004
Matlory Properties LLC 6800 NW Expressway Bethany, OK 73008	R170364900 SMITH SUB BETHANY 019 000 E94.75FT OF LOTS 19 & 20
Children's Center Inc. 6800 NW 39 th Expressway Bethany, OK 73008	R170364950 SMITH SUB BETHANY 019 000 W72.25FT OF LOTS 19 & 20
Michael E Ayers 3601 N Donna Bethany, OK 73008	R173780085 UNPLTD PT OF NE4 SEC 20 12N 4W BEG 998.2FT N & 355FT W OF SE/C OF NE4 OF NE4 TH W150FT N90FT E150FT S90FT TO BEG
Matlory Properties LLC 6800 NW Expressway Bethany, OK 73008	R170360350 SMITH SUB BETHANY 019 000 LOT 1 & N32.5FT LOT 2 & W34FT OF S15FT LOT 2

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<i>Owner</i>	<i>Legal Description</i>
J & P United LLC C/O Paul & Jana Motley 3131 N Eagle Lane Bethany, OK 73008	R170152100 RIKER SUB BLK 20 000 000 N30FT LOT 18 & S30FT LOT 19
Matlory Properties LLC 6800 NW Expressway Bethany, OK 73008	R170368750 SMITH SUB BETHANY 019 000 S77.5FT LOTS 33 & 34 & ALL LOTS 35 & 36
Rebecca G Webb Revocable Trust 105 S Rangeline St. Tecumseh, OK 74873	R170368755 SMITH SUB BETHANY 019 000 N120FT LOT 34
Matlory Properties LLC 6800 NW Expressway Bethany, OK 73008	R170368700 SMITH SUB BETHANY 019 000 N120FT OF LOT 33
Matlory Properties LLC 6800 NW Expressway Bethany, OK 73008	R170368400 SMITH SUB BETHANY 019 032
Lynne Bracken 6814 NW 37 th St. Bethany, OK 73008	R170368050 SMITH SUB BETHANY 019 031
FNMC LLC PO BOX 2962 Oklahoma City, OK 73101	R170367700 SMITH SUB BETHANY 019 030
Matlory Properties LLC 6800 NW Expressway Bethany, OK 73008	R170367350 SMITH SUB BETHANY 019 029
Joe David Davis 6904 NW 37 th St. Bethany, OK 73008	R170367000 SMITH SUB BETHANY 019 028
Joe David Davis 6904 NW 37 th St. Bethany, OK 73008	R170366650 SMITH SUB BETHANY 019 027
Matlory Properties LLC 6800 NW Expressway Bethany, OK 73008	R170366300 SMITH SUB BETHANY 019 026
Andrew Allen 3602 N Donna Ave Bethany, OK 73008	R175200800 BRYANS SUB ADDITION 000 008
Leon Lee Mettler 3601 N Rockwell Ave Bethany, OK 73008	R175200400 BRYANS SUB ADDITION 000 000 S7.75FT LOT 3 & ALL LOT 4

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<i>Owner</i>	<i>Legal Description</i>
Archie W Lee PO BOX 1355 Bethany, OK 73008	R173780955 UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 1313.7FT E & 181.5FT S OF NW/C OF NE4 S70.5FT E165FT N70.5FT W165FT TO BEG EX W11.6FT FOR ROAD
BTM Properties LLC 14520 Chambery Ct. Yukon, OK 73099	R170150400 RIKER SUB BLK 20 000 003
Matlory Properties LLC 6800 NW Expressway Bethany, OK 73008	R170361750 SMITH SUB BETHANY 019 006
George Kanelopoulos Jr & Gina Kanelopoulos 5471 Emi Road Koloa, HI 96756	R172631000 ENGLISH ACRES 000 000 LOT 1 LESS N43.46FT
George Kanelopoulos Jr & Gina Kanelopoulos 5471 Emi Road Koloa, HI 96756	R172631020 ENGLISH ACRES 000 002
James L & Janelle Allison Hodge 7013 NW 36 th St. Bethany, OK 73008	R170151200 RIKER SUB BLK 20 000 000 LOT 11 EX S7FT
R & S Properties LLC 4011 NW 48 th St. Oklahoma City, OK 73112	R170151300 RIKER SUB BLK 20 000 012
Elizabeth Kim Daniels Long PO BOX 309 Chandler, OK 74834	R170151100 RIKER SUB BLK 20 000 010
Darlene K & Andrew G Adams 7005 NW 36 th St. Bethany, OK 73008	R170151400 RIKER SUB BLK 20 000 000 LOT 13 EX S7FT
David J & Jeanne M Kratz 3700 N Rockwell Ave Bethany, OK 73008	R170151000 RIKER SUB BLK 20 000 000 LOT 9 EX S7FT
Matlory Properties LLC 6800 NW Expressway Bethany, OK 73008	R170151500 RIKER SUB BLK 20 000 000 LOT 14 EX S7FT
David J & Jeanne M Kratz 3700 N Rockwell Ave Bethany, OK 73008	R170150900 RIKER SUB BLK 20 000 008
Dorothy June Bode Living Trust 7115 NW 36 th St. Bethany, OK 73008	R172631040 ENGLISH ACRES 000 003

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International Pentecostal Holiness Church 7300 NW 39th St. Bethany, OK 73008	R173829000 UNPLTD PT SEC 17 12N 4W 000 000 PT SE4 SEC 17 12N 4W BEG 2110FT N OF SW/C SE4 TH SELY864.52FT S559.02FT E560.63FT N396.14FT W34.86FT N495.07FT TO S R/WOF 39TH ST EXPWY TH NWLY1344.62FT S370FT TO BEG EX A TR CONT.6665ACRS MORE OR LESS BEG 30FT E & 2469.41FT N & 1195.54FTSELY FROM SW/C SE4 SUBJ TO ESMTS OF RECORD
Hamid Shadaram 10208 Shadowview Dr. Oklahoma City, OK 73159	R170303850 ROBERTS SUB BLK 21 002 000 S90FT OF LOTS 12 13 14 & 15
Sakura Properties LLC 15412 Colonia Bella Dr. Edmond, OK 73013	R173406375 OAK HILL SUB FOREST HGHLND 003 006 S45FT
Sakura Properties LLC 15412 Colonia Bella Dr. Edmond, OK 73013	R173406350 OAK HILL SUB FOREST HGHLND 003 000 S40FT LOT 5 & N5FT LOT 6
Barn Owl Properties LLC 5380 Arrowhead Rd NE Piedmont, OK 73078	R170303150 ROBERTS SUB BLK 21 002 000 LOTS 1 THRU 3
Barn Owl Properties LLC 5380 Arrowhead Rd NE Piedmont, OK 73078	R170303155 ROBERTS SUB BLK 21 002 000 LOTS 4 & 5
3D Properties LLC 9213 NW 75 th St. Yukon, OK 73099	R170303500 ROBERTS SUB BLK 21 002 000 LOTS 6 & 7
David B Delong & Dana Owens Delong 9213 NW 75 th St. Yukon, OK 73099	R170303550 ROBERTS SUB BLK 21 002 008
Swadleys Smoked Meats Inc. 7156 NW 80 th St. Oklahoma City, OK 73132	R170303700 ROBERTS SUB BLK 21 002 000 LOTS 9 THRU 11 & N50FT OF LOTS 12 THRU 15
John Thephachanh PO BOX 1893 Bethany, OK 73008	R173403250 OAK HILL SUB FOREST HGHLND 001 000 LOTS 8 THRU 11
Susan Brown 7121 NW 39 th St. Bethany, OK 73008	R173407500 OAK HILL SUB FOREST HGHLND 003 016
Rodney D Bizal 7119 NW 39 th St. Bethany, OK 73008	R173407510 OAK HILL SUB FOREST HGHLND 003 017

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Charles M & Carolyn S Merrell 7211 NW 32nd St. Bethany, OK 73008	R173407515 OAK HILL SUB FOREST HGHLND 003 018
Delinda O Goggin Wise 7115 NW 39th St. Bethany, OK 73008	R173407520 OAK HILL SUB FOREST HGHLND 003 019
Donald Ray Randall 7113 NW 39th St. Bethany, OK 73008	R173407525 OAK HILL SUB FOREST HGHLND 003 020
Rhea Ann Randall Cook & Donald R Randall 7111 NW 39th St. Bethany, OK 73008	R173407530 OAK HILL SUB FOREST HGHLND 003 021
ASA Allen Palmer, Gertrude Lentz, Jeffrey Randall, Donald Randall, Gerald W Randall, Charles E Randall, Carol Sue Wallace, Rhea Ann Cook 7109 NW 39th St. Bethany, OK 73008	R173408000 OAK HILL SUB FOREST HGHLND 003 022
Sakura Properties LLC 15412 Colonia Bella Dr. Edmond, OK 73013	R173406300 OAK HILL SUB FOREST HGHLND 003 000 S40FT OF LOT 4 & N10FT OF LOT 5
Sakura Properties LLC 15412 Colonia Bella Dr. Edmond, OK 73013	R173408100 OAK HILL SUB FOREST HGHLND 003 023
Karen K Rowland 15524 Canyon Road Piedmont, OK 73078	R173404000 OAK HILL SUB FOREST HGHLND 002 000 LOTS 1 THRU 3
Sakura Properties LLC 15412 Colonia Bella Dr. Edmond, OK 73013	R173408110 OAK HILL SUB FOREST HGHLND 003 024
Sakura Properties LLC 15412 Colonia Bella Dr. Edmond, OK 73013	R173406275 OAK HILL SUB FOREST HGHLND 003 000 S40FT LOT 3 & N10FT LOT 4
Southwestern Christian University Inc 7210 NW 39 th Expressway Bethany, OK 73008	R173580900 PLAINVIEW BETHANY 000 009
Sakura Properties LLC 15412 Colonia Bella Dr. Edmond, OK 73013	R173406250 OAK HILL SUB FOREST HGHLND 003 000 S40FT LOT 2 & N10FT LOT 3
Southwestern Christian University Inc 7210 NW 39 th Expressway Bethany, OK 73008	R173580800 PLAINVIEW BETHANY 000 008

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<i>Owner</i>	<i>Legal Description</i>
Majid & Azam Abolhassanpourmaleki 11904 Dalton Dr. Oklahoma City, OK 73162	R173404750 OAK HILL SUB FOREST HGHLND 002 000 LOTS 4 THRU 7
The Children's Center Inc. 6800 NW 39th Expressway Bethany, OK 73008	R170129280 BETHANY CITY ADD 019 000 BLK 19 EX BEG 29.42FT S OF NW/C OF SD BLK TH SE438.23FT S703.01FT W403.32FT N812.14FT TO BEG
Regis Inn LLC C/O Sonic Restaurants Inc. 11601 N 74th PI Scottsdale, AZ 85260	R170300350 ROBERTS SUB BLK 21 001 000 LOTS 1 THRU 5 & LOTS 27 THRU 30
Javier Farias Vargas & Kareen Valentina Guzman Oviedo 7120 NW 39th Terrace Bethany, OK 73008	R173406790 OAK HILL SUB FOREST HGHLND 003 015
Kena Sue Ryan, Jerry Raymond Ryan, Regina Marie Parker 12109 NW 137th St. Piedmont, OK 73078	R173406780 OAK HILL SUB FOREST HGHLND 003 014
J & K Fine Properties VI LLC 12824 St. Andrews Dr. Oklahoma City, OK 73120	R173406770 OAK HILL SUB FOREST HGHLND 003 013
Carol Sue Wallace, Gertrude E Lentz, and Jeffrey Lynn Randall 7114 NW 39 th Terrace Bethany, OK 73008	R173406760 OAK HILL SUB FOREST HGHLND 003 012
Obil Properties LLC 2904 N Divis Ave. Bethany, OK 73008	R173406750 OAK HILL SUB FOREST HGHLND 003 011
Kendra Cunkle 7110 NW 39 th Terrace Bethany, OK 73008	R173406725 OAK HILL SUB FOREST HGHLND 003 010
Welbarn Wayne West, Stanley Lynn West, and Jeffrey Allen West 7108 NW 39 th Terrace Bethany, OK 73008	R173406650 OAK HILL SUB FOREST HGHLND 003 009
Bartee Enterprises LLC 4806 N Asbury Ave. Bethany, OK 73008	R173406600 OAK HILL SUB FOREST HGHLND 003 008
Bartee Enterprises LLC 4806 N Asbury Ave. Bethany, OK 73008	R173406500 OAK HILL SUB FOREST HGHLND 003 007

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Sakura Properties LLC 15412 Colonia Bella Dr. Edmond, OK 73013	R173406200 OAK HILL SUB FOREST HGHLND 003 000 ALL LOT 1 & N10FT LOT 2
Southwestern Christian University Inc 7210 NW 39th Expressway Bethany, OK 73008	R173580700 PLAINVIEW BETHANY 000 007
Swadleys Smoked Meats Inc. 7156 NW 80th St. Oklahoma City, OK 73132	R170301750 ROBERTS SUB BLK 21 001 000 LOTS 16 THRU 26
Southwestern Christian University Inc 7210 NW 39th Expressway Bethany, OK 73008	R173580600 PLAINVIEW BETHANY 000 006
The Childrens Center Inc. 6800 NW 39th Expressway Bethany, OK 73008	R170129290 BETHANY CITY ADD 019 000 PT OF BLK 19 BEG 29.42FT S OF NW/C OF SD BLK TH SE438.23FT S703.01FT W403.32FT N812.14FT TO BEG
Park	R173403500 OAK HILL SUB FOREST HGHLND 001 012 EXEMPT
Southwestern Christian University Inc 7210 NW 39 th Expressway Bethany, OK 73008	R173580500 PLAINVIEW BETHANY 000 005
Southwestern Christian University Inc 7210 NW 39 th Expressway Bethany, OK 73008	R173829020 UNPLTD PT SEC 17 12N 4W 000 000 PT SE4 SEC 17 12N 4W BEG AT SE/C PLAINVIEW ADDN TH SLY244.30FT W366.48FT N354.50FT W105.05FT N495.33FT TO S R/W 39TH STEXPWY TH SELY293.57FT S532.33FT E180FT TO BEG CONT 5.5155ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD
Regis Inn LLC 11601 N 74 th Pl Scottsdale, AZ 85260	R170300350 ROBERTS SUB BLK 21 001 000 LOTS 1 THRU 5 & LOTS 27 THRU 30
City of Bethany PO BOX 219 Bethany, OK 73008	R173829010 UNPLTD PT SEC 17 12N 4W 000 000 PT OF SE4 17 12 4W BEG 30FT E & 33FT N OF SW/C OF SE4 TH N1163.74FT E140.30FT N300.13FT SWLY 138.73FT N617.61FT SELY 864.52FT S559.02FT E1105.93FT S469.28FT W230FT S160FT W177FT S600.01FT W1510.25 TO BEG EXEMPT

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<i>Owner</i>	<i>Legal Description</i>
Michael W & Linda S Lonkerd 7109 NW 39th Terrace Bethany, OK 73008	R173406150 OAK HILL SUB FOREST HGHLND 002 014
Brookstart Investments LLC PO BOX 30172 Edmond, OK 73003	R170300700 ROBERTS SUB BLK 21 001 000 LOTS 6 7 8 9 10 & 11
A & D Property Partners LLC 1700 Crystal Lake Drive Blanchard, OK 73010	R173405000 OAK HILL SUB FOREST HGHLND 002 000 LOTS 8 THRU 13
Nasim Property LLC 3900 NW 39th St. Oklahoma City, OK 73112	R170301050 ROBERTS SUB BLK 21 001 000 LOTS 12 THRU 15 EX W7FT OF LOT 15 & EX A TR BEG 1831.58FT N & 33FT E & 7.23FT SELY OF SW/C OF SW4 TH SELY 25FT SWLY 30.62FT N25FT TO BEG
City of Bethany PO BOX 219 Bethany, OK 73008	R170301060 ROBERTS SUB BLK 21 001 000 W7FT OF LOT 15 & A TR BEG 1831.58FT N & 33FT E & 7.23FT SELY OF SW/C OF SW4 TH SELY 25FT SWLY 30.62FT N25FT TO BEG EXEMPT
Rock 39 th LLC 5950 NW 39 th St. Warr Acres, OK 73122	R173402000 OAK HILL SUB FOREST HGHLND 001 000 LOTS 1 THRU 4 SUBJ TO ESMTS OF RECORD
Southwestern Christian University Inc 7210 NW 39 th Expressway Bethany, OK 73008	R173829015 UNPLTD PT SEC 17 12N 4W 000 000 PT SE4 SEC 17 12N 4W BEG 180FT W & 532.33FT N & 293.57FT NW OF SE/C PLAINVIEW ADDN TH S495.33FT E105.05FT S354.50FT W228.89FT NELY396.14FT W34.86FT N495.07FT SELY161.81FT TO BEG
John Thephachanh PO BOX 1893 Bethany, OK 73008	R173403000 OAK HILL SUB FOREST HGHLND 001 000 LOTS 5 6 & 7
JSFM LLC 22495 Lindy Terrace Edmond, OK 73025	R219451270 BETHANY VILLAGE COMMON AREA A
Kevin Yuan 8217 57 th PI NE Marysville, WA 98270	R219451260 BETHANY VILLAGE BLK 003 LOT 018

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<i>Owner</i>	<i>Legal Description</i>
The Jian Wei Yuan and Shou Lung Huang Family Trust 32857 Regents Blvd. Union City, CA 94587	R219451090 BETHANY VILLAGE BLK 003 LOT 001
JSSB LLC 3101 Lakeshire Ridge Way Edmond, OK 73034	R219451240 BETHANY VILLAGE BLK 003 LOT 016
JSSB LLC 3101 Lakeshire Ridge Way Edmond, OK 73034	R219451110 BETHANY VILLAGE BLK 003 LOT 003
JSSB LLC 3101 Lakeshire Ridge Way Edmond, OK 73034	R219451230 BETHANY VILLAGE BLK 003 LOT 015
JSSB LLC 3101 Lakeshire Ridge Way Edmond, OK 73034	R219451120 BETHANY VILLAGE BLK 003 LOT 004
Richard Yuan 4744 Cabello St. Union City, CA 94587	R219451250 BETHANY VILLAGE BLK 003 LOT 017
The Jian Wei Yuan and Shou Lung Huang Family Trust 32857 Regents Blvd. Union City, CA 94587	R219451100 BETHANY VILLAGE BLK 003 LOT 002
JSSB LLC 3101 Lakeshire Ridge Way Edmond, OK 73034	R219451210 BETHANY VILLAGE BLK 003 LOT 013
JSSB LLC 3101 Lakeshire Ridge Way Edmond, OK 73034	R219451140 BETHANY VILLAGE BLK 003 LOT 006
JSSB LLC 3101 Lakeshire Ridge Way Edmond, OK 73034	R219451200 BETHANY VILLAGE BLK 003 LOT 012
JSSB LLC 3101 Lakeshire Ridge Way Edmond, OK 73034	R219451150 BETHANY VILLAGE BLK 003 LOT 007
JSSB LLC 3101 Lakeshire Ridge Way Edmond, OK 73034	R219451190 BETHANY VILLAGE BLK 003 LOT 011
JSFM LLC 22495 Lindy Terrace Edmond, OK 73025	R219451160 BETHANY VILLAGE BLK 003 LOT 008
JSFM LLC 22495 Lindy Terrace Edmond, OK 73025	R219451180 BETHANY VILLAGE BLK 003 LOT 010

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JFSM LLC 22495 Lindy Terrace Edmond, OK 73025	R219451170 BETHANY VILLAGE BLK 003 LOT 009
JSSB LLC 3101 Lakeshire Ridge Way Edmond, OK 73034	R219451130 BETHANY VILLAGE BLK 003 LOT 005
JSSB LLC 3101 Lakeshire Ridge Way Edmond, OK 73034	R219451220 BETHANY VILLAGE BLK 003 LOT 014
JFSM LLC 22495 Lindy Terrace Edmond, OK 73025	R219451000 BETHANY VILLAGE BLK 001 LOT 001
Progressive Business Group LLC 3398 E Plum St. Gilbert, AZ 85298	R219451020 BETHANY VILLAGE BLK 001 LOT 003
B & C Property Investments LLC 13540 NW 142nd St. Yukon, OK 73099	R219451010 BETHANY VILLAGE BLK 001 LOT 002
Progressive Business Group LLC 3398 E Plum St. Gilbert, AZ 85298	R219451080 BETHANY VILLAGE BLK 002 LOT 006
Srivatsa Belur Srinivasan & Ragini Srinivasa Murthy Trustees of Kadlur Family Trust 7345 164th Ave NE, Unit 145 298 Redmond, WA 98052	R219451060 BETHANY VILLAGE BLK 002 LOT 004
Amar B Patel 3707 Franks Way Bethany, OK 73008	R219451040 BETHANY VILLAGE BLK 002 LOT 002
Progressive Business Group LLC 3398 E Plum St. Gilbert, AZ 85298	R219451030 BETHANY VILLAGE BLK 002 LOT 001
B & C Property Investments LLC 3803 Franks Way Bethany, OK 73008	R219451070 BETHANY VILLAGE BLK 002 LOT 005
Ervis Hysolli 12055 N Atlas Dr. Highland, UT 8403	R219451050 BETHANY VILLAGE BLK 002 LOT 003
Wish Homes LLC 7200 NW 32nd St. Bethany, OK 73008	R173780980 UNPLTD PT NE4 SEC 20 12N 4W BEG 660FT S OF NE/C NE4 TH W164FT S80.15FT E164FT N80.15FT TO BEG

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Tambua Properties LLC 3407 N Rockwell Ave. Bethany, OK 73008	R173780900 UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 660FT S & 164FT W OF NE/C NE4 TH W141FT S80.15FT E141FT N80.15FT TO BEG
BPA Group PO BOX 1451 Bethany, OK 73008	R172620900 FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S & 17FT W OF NE/C OF LOT 4 TH S545FT W115.28FT NW55.40FT NW93.46FT NWLY46.85FT NWLY54.41FT NW116.16FT W57.51FT N302.11FT E363.66FT TO BEG