

Published in The Journal Record SEPTEMBER 30, 2026.**ORDINANCE NO. 28,150**

ORDINANCE CLOSING THE REMAINDER OF THE NORTH-SOUTH PUBLIC ALLEY WITHIN BLOCK ONE (1) OF NORTHWEST HEIGHTS ADDITION, BETWEEN NW 65TH STREET AND NW 67TH STREET, EAST OF NORTH WESTERN AVENUE ~~AND DECLARING AN EMERGENCY.~~

AKS

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. The following public way and/or easement in The City of Oklahoma City, Oklahoma, shall be and the same is hereby closed to the public use, to-wit:

A tract of land being a part of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of the 20' Alley shown on the plat NORTHWEST HEIGHTS recorded in Book 9, Page 43, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of Lot 40, Block 1 of said plat NORTHWEST HEIGHTS; THENCE North 89°49'32" East, along and with the extended North line of said Lot 40, a distance of 10.00 feet to the centerline of said 20' Alley; THENCE South 00°03'03" East, along and with the centerline of said 20' Alley, a distance of 150.00 feet to a point on the extended North line of Lot 7, Block 1 of said plat NORTHWEST HEIGHTS; THENCE North 89°49'32" East, along and with the extended North line of said Lot 7, a distance of 10.00 feet to the Northwest (NW) Corner of said Lot 7; THENCE South 00°03'03" East, along and with the East line of said 20' Alley, a distance of 350.00 feet to the Southwest (SW) Corner of Lot 20, Block 1 of said plat NORTHWEST HEIGHTS; THENCE South 89°49'32" West, a distance of 20.00 feet to the Southeast (SE) Corner of Lot 21, Block 1 of said plat NORTHWEST HEIGHTS; THENCE North 00°03'03" West; along and with the West line of said 20' Alley a distance of 500.00 feet to the POINT OF BEGINNING.

SECTION 2. That all rights of The City or any public or quasi-public corporation with reference to any public or quasi-public works or utilities, including but not limited to a perpetual easement for water and wastewater, drainage, stormwater, sidewalks, and traffic controls systems (collectively "City Systems") are hereby expressly reserved and the above closing shall in no way impair the right to erect, construct, or repair poles, pipes, wires, conduits, or sewers, including but not limited to the City Systems and the purpose of such construction, repair, operation, maintenance, expansion, and replacement of the City Systems and associated facilities, connections, utilities, and appurtenances thereto including the right of ingress and egress and all right, title and interest in and to any soil, earthen material, fixture, and appurtenances incidentally removed during the use of a perpetual easement under and over the above described public way or easement is hereby expressly reserved and, **when in the opinion of the Council it shall be necessary, the same may be re-opened without expense to the City.** In the event any excavation

or fill is made therein all City Systems and equipment incident thereto shall be raised or otherwise protected so that no seepage into such City Systems shall occur by reason of the use made of the above closed public way or easement and that no impairment of the use of City Systems shall be caused by reason of such use. Any damage caused to such City Systems as aforesaid shall be borne by the person, firm, or corporation making use of the above closed public way or easement.

SECTION 3. (EMERGENCY) ~~WHEREAS~~ it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage, as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 18TH day of AUGUST, 2026.

PASSED by the Council and **SIGNED** by the Mayor of the of The City of Oklahoma City, Oklahoma, this 29TH day of SEPTEMBER, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Wendy Kellner
ASSISTANT MUNICIPAL COUNSELOR



The City of Oklahoma City
Planning Department, Subdivision and Zoning
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR CLOSING

Public Way (Street / Alley) or Easement

Box Law Group, PLLC on behalf of Applicant

Name of Applicant

~~6714~~ 6600, ~~and 6616~~ N Western Ave

Address / Location of Property

Alley Closure

Purpose Statement / Development Goal

Staff Use Only:	1163
Case No.: CE	_____
File Date:	5-19-26
Ward No.:	2
Nbhd. Assoc.:	---
School District:	OKC
Extg Zoning:	I-2, C-3, SPUD-1602
Overlay:	_____

Commercial

Present Use of Property

SUBMITTAL REQUIREMENTS:

- ☐ 1.) One (1) Typed Legal Description of Easement Closure area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), for each property owner requesting closure.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner (s) listing Designated Representative if Applicant is not a Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be closed. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 15 separate individual property owners is required. If there are less than 15 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 15 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Petition of Request for Public Way or Easement Closure. Consisting of written consent from property owners who own **more than** Fifty Percent (50%) of the total frontage of the easement sought to be closed. Said petition must include all consenting property owners' names, signatures with date(s), subject property address, mailing address(es), telephone number(s), email contact information, and copy of each applicants deed in .pdf file format. Reference "Easement Closure Petition Sample" document for preferred formatting.
- ☐ 7.) One (1) map which indicates the location of the public way/easement to be closed. This map must illustrate property ownership lines and indicate the owner's names of all property owners requesting closure.
- ☐ **OPTIONAL BUT RECOMMENDED:** One (1) certified Topographic Survey showing all existing utilities, with dimensions, within the proposed easement closure area. Maps, Site Plan and, or Survey Exhibits must be 600dpi minimum resolution, scalable, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1860.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

David Box
 Signature of Applicant

Box Law Group, PLLC on behalf of Applicant

Applicant's Name (please print)

525 NW 11th St., Suite 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-1411

Phone

mckenna@boxlawgroup.com, kaitlyn@boxlawgroup.com, david@boxlawgroup.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, Google Drive, etc..) can not be accepted for security purposes.



FORM OF SPECIAL WARRANTY DEED

AFTER RECORDING RETURN TO:

Outwest Partners LLC
6520 N Western, Suite 300
Oklahoma City, OK 73116

Chicago Title Oklahoma

210 Park Ave, Ste 210

Oklahoma Tower

Oklahoma City, OK 73102

File #: 710702400929

SPECIAL WARRANTY DEED

STATE OF OKLAHOMA)

)

ss.

COUNTY OF OKLAHOMA)

That North Western Associates, L.L.C., an Oklahoma limited liability company ("Grantor") in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Outwest Partners LLC, an Oklahoma limited liability company ("Grantee") the real property and premises situated in Oklahoma County, Oklahoma, and more particularly described on Exhibit "A" attached hereto and incorporated herein, together with all rights and appurtenances pertaining thereto, including Grantor's right, title and interest in and to any adjacent streets, alleys, rights-of-way and easements, but LESS AND EXCEPT Grantor's right, title and interest, if any, in and to all of the oil, gas, coal, metallic ores and other minerals in, under and that may be produced from the real property described on Exhibit "A" and all rights, privileges and immunities relating thereto (collectively, the "Property") (it being Grantor's intent to reserve and retain all of Grantor's right, title and interest, if any, in and to all of the oil, gas, coal, metallic ores and other minerals in, under and that may be produced from the real property described on Exhibit "A" and all rights, privileges and immunities relating thereto), and warrants title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made by Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made by Grantor, but not otherwise; and Grantee takes subject to all current taxes and assessments, all matters of record, and all matters that would be revealed by an accurate ALTA survey or physical inspection of the Property. The Property shall be subject to the use restrictions described on Exhibit "B".

IN WITNESS WHEREOF, Grantor and Grantee have signed this Special Warranty Deed effective as of the 29th day of January, 2025.

[Signature Page Appended]

FORM OF SPECIAL WARRANTY DEED

AFTER RECORDING RETURN TO:
Outwest Partners LLC
6520 N Western, Suite 300
Oklahoma City, OK 73116

Chicago Title Oklahoma
210 Park Ave, Ste 210
Oklahoma Tower
Oklahoma City, OK 73102
File #: 710702400979

SPECIAL WARRANTY DEED

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA) ss.

That North Western Associates, L.L.C., an Oklahoma limited liability company ("Grantor") in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Outwest Partners LLC, an Oklahoma limited liability company ("Grantee") the real property and premises situated in Oklahoma County, Oklahoma, and more particularly described on Exhibit "A" attached hereto and incorporated herein, together with all rights and appurtenances pertaining thereto, including Grantor's right, title and interest in and to any adjacent streets, alleys, rights-of-way and easements, but LESS AND EXCEPT Grantor's right, title and interest, if any, in and to all of the oil, gas, coal, metallic ores and other minerals in, under and that may be produced from the real property described on Exhibit "A" and all rights, privileges and immunities relating thereto (collectively, the "Property") (it being Grantor's intent to reserve and retain all of Grantor's right, title and interest, if any, in and to all of the oil, gas, coal, metallic ores and other minerals in, under and that may be produced from the real property described on Exhibit "A" and all rights, privileges and immunities relating thereto), and warrants title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made by Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made by Grantor, but not otherwise; and Grantee takes subject to all current taxes and assessments, all matters of record, and all matters that would be revealed by an accurate ALTA survey or physical inspection of the Property. The Property shall be subject to the use restrictions described on Exhibit "B".

IN WITNESS WHEREOF, Grantor and Grantee have signed this Special Warranty Deed effective as of the 28th day of January, 2025.

[Signature Page Appended]

North Western Associates, L.L.C.

By: W.R. Johnston & Co., an Oklahoma
corporation, its Manager

BY: Dana Reindl
Dana Reindl
VP

The State of OKLAHOMA

LLC ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 24th
day of January, 2025 personally appeared Dana Reindl, VP of
W. R. Johnston & Co., an Oklahoma corporation, manager of North Western Associates, L.L.C.,
an Oklahoma limited liability company to me known to be the identical person(s) who signed the
name of the maker thereof to the within foregoing instrument as its Co Manager, VP, and
acknowledged to me that he/she executed the same as his/her 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.



Lucy Wang
Notary Public in and for the State of OKLAHOMA
Notary's Printed Name: Lucy Wang
Notary's Commission Expires: 12/11/2028

EXHIBIT A
Legal Description

For Tax Map ID(s): 074010600 and 074010840

Lots Seven (7), Eight (8), Nine (9) and Ten (10), in Block One (1), of NORTHWEST HEIGHTS ADDITION, a Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

For Tax Map ID(s): 074011400 and 074011960

Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20), in Block One (1), of NORTHWEST HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

For Tax Map ID(s): 074013110

Lots Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33) and Thirty-four (34), in Block One (1), of NORTHWEST HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

For Tax Map ID(s): 074013920

Lots Thirty-five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39) and Forty (40), in Block One (1), of NORTHWEST HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

EXHIBIT "B" TO SPECIAL WARRANTY DEED

Use Restrictions

No portion of the Property shall be used for any of the purposes listed directly below:

1. A so called "breastraunt," which includes any restaurant that is themed to feature scantily clad female wait staff, including, without limitation, restaurants presently operating under the trade names Hooters, Redneck Heaven, Tilted Kilt Pub & Eatery, Twin Peaks, Bone Daddy's, Bombshells, Ojos Locos, Bikinis Sports Bar & Grill, Racks, Show-Me's, Mugs & Jugs, and Heart Attack Grill, or similar concept.
2. A piercing pagoda or tattoo parlor or similar establishment.
3. An adult type bookstore or other establishment selling, renting, displaying or exhibiting pornographic or obscene materials (including without limitation: magazines, books, movies, videos, photographs or so called "sexual toys") or providing adult type entertainment or activities (including, without limitation, any displays of a variety involving, exhibiting or depicting sexual themes, nudity or lewd acts. However, this clause shall not prohibit or limit the items typically sold by a general bookstore similar to "Barnes & Noble" or "Borders."
4. A "so called" head shop or any business selling vapes, smoking products, marijuana, CBD or marijuana-related products, drugs of any type, or any type of drug rehab clinic or counseling service, including without limitation a methadone clinic. This prohibition includes prohibitions on any business selling marijuana or other types of drugs whether for medical use or otherwise.

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 Clay T Farha (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Manager (role, such as titled officer or trustee) of Outwest Partners LLC, an Oklahoma limited liability company (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

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

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Clay T Farha
AFFIANT, individually and as authorized agent of the Entity

01/28/2025
Date

The foregoing instrument was subscribed and sworn to before me this 28th day of January, 2025,
by Clay Farha, Manager

My Commission Expires: _____

My Commission No.: _____

Anthony Dobry
NOTARY PUBLIC



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 Robert G. Blair, Sr. (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Manager (role, such as titled officer or trustee) of Outwest Partners LLC, an Oklahoma limited liability company (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT, individually and as authorized agent of the Entity

1-28-25
Date

The foregoing instrument was subscribed and sworn to before me this 26th day of January, 2025,
by Robert Blair Sr., Manager

My Commission Expires: _____

My Commission No.: _____

[Signature]
NOTARY PUBLIC



LEGAL DESCRIPTION
NW 67th & Western
Alley Closure

April 29, 2026

A tract of land being a part of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of the 20' Alley shown on the plat NORTHWEST HEIGHTS recorded in Book 9, Page 43, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of Lot 40, Block 1 of said plat NORTHWEST HEIGHTS;

THENCE North 89°49'32" East, along and with the extended North line of said Lot 40, a distance of 10.00 feet to the centerline of said 20' Alley;

THENCE South 00°03'03" East, along and with the centerline of said 20' Alley, a distance of 150.00 feet to a point on the extended North line of Lot 7, Block 1 of said plat NORTHWEST HEIGHTS;

THENCE North 89°49'32" East, along and with the extended North line of said Lot 7, a distance of 10.00 feet to the Northwest (NW) Corner of said Lot 7;

THENCE South 00°03'03" East, along and with the East line of said 20' Alley, a distance of 350.00 feet to the Southwest (SW) Corner of Lot 20, Block 1 of said plat NORTHWEST HEIGHTS;

THENCE South 89°49'32" West, a distance of 20.00 feet to the Southeast (SE) Corner of Lot 21, Block 1 of said plat NORTHWEST HEIGHTS;

THENCE North 00°03'03" West; along and with the West line of said 20' Alley a distance of 500.00 feet to the POINT OF BEGINNING;

Containing 8,500 square feet or 0.1951 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

N. WESTERN AVENUE

N.W. 67th STREET

(PLATTED 64th STREET)

N89°49'32"E 10.00'

P.O.B.

LOT 40

LOT 39

LOT 38

LOT 37

LOT 36

LOT 35

LOT 34

LOT 33

LOT 32

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

S00°03'03"E 150.00'

N89°49'32"E 10.00'

S00°03'03"E 350.00'

N00°03'03"W 500.00'

20' ALLEY

± 8,500 SQ. FT.
± 0.1951 AC.

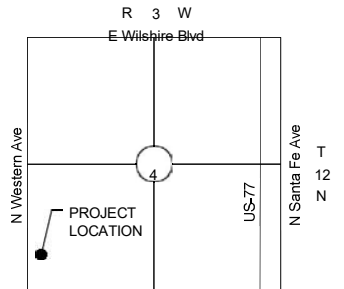
**NORTHWEST
HEIGHTS
BK 9, PG 43**

S89°49'32"W 20.00'

N.W. 65th STREET

(PLATTED MITCHELL AVE)

OLIE AVENUE



NW 63rd St

LOCATION MAP

ACAD FILE: H:\5996\5996001\Exhibit\5996001-Alley Closure.dwg, 4/29/2026 1:42 PM, Jesse Patten
XREFS LOADED: 5996001-bdy.dwg

Copyright © 2026 Johnson & Associates

Proj. No.: 5996001
Date: 4-29-26
Scale: 1"=80'

NW 67th & WESTERN
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
ALLEY CLOSURE



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2027
• ENGINEERS • SURVEYORS • PLANNERS •

LETTER OF AUTHORIZATION

I, Outwest Partners L.L.C. or,
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

Box Law Group, PLLC.
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: 
Signature

Clay T. Farha
Type/Print Name

Title: Manager
Manager / Proprietor

Date: 04/28/2026
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

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

See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), both inclusive.

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

Dated: May 7, 2026 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2992136-OK99

LEGAL DESCRIPTION
NW 67th & Western
Alley Closure

April 29, 2026

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THENCE South 00°03'03" East, along and with the East line of said 20' Alley, a distance of 350.00 feet to the Southwest (SW) Corner of Lot 20, Block 1 of said plat NORTHWEST HEIGHTS;

THENCE South 89°49'32" West, a distance of 20.00 feet to the Southeast (SE) Corner of Lot 21, Block 1 of said plat NORTHWEST HEIGHTS;

THENCE North 00°03'03" West; along and with the West line of said 20' Alley a distance of 500.00 feet to the POINT OF BEGINNING;

Containing 8,500 square feet or 0.1951 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

OWNERSHIP REPORT
ORDER 2992136-OK99

EFFECTIVE DATE: MAY 7, 2026 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2615	R073858800	JAKKU TRUST	C/O CHRISTOPHER & TANA CASHION	1710 ELMHURST AVE	NICHOLS HILLS	OK	73120	BURTONS SUB BLK 136	4	0	BURTONS SUB BLK 136 004 000 LOTS 16 & 17	1021 NW 67TH ST OKLAHOMA CITY
2615	R073859000	WRIGHT GARY N	COKELEY NORMA	7913 NICHOLS GATE CIR	OKLAHOMA CITY	OK	73116	BURTONS SUB BLK 136	4	0	BURTONS SUB BLK 136 004 000 LOTS 18 & 19	1025 NW 67TH ST OKLAHOMA CITY
2615	R073859200	EXPAT HOLDINGS OKC LLC		1804 N 1ST ST	BROKEN ARROW	OK	74012	BURTONS SUB BLK 136	4	0	BURTONS SUB BLK 136 004 000 LOTS 20 & 21	0 UNKNOWN OKLAHOMA CITY
2615	R073930280	WEST68 LLC		301 NW 13TH ST, Unit 203D	OKLAHOMA CITY	OK	73103	LAKEVIEW HEIGHTS ADD	5	0	LAKEVIEW HEIGHTS ADD 005 000 LOTS 1 THRU 4 PLUS BURTONS SUB BLK 136 004 000 LOTS 22 THRU 24 EX E17.66FT LOT 24	1036 NW 68TH ST OKLAHOMA CITY
2615	R073930840	SWEET SWEETIE LLC		111 S ELGIN AVE	TULSA	OK	74120	LAKEVIEW HEIGHTS ADD	5	0	LAKEVIEW HEIGHTS ADD 005 000 LOTS 5 THRU 8	1040 NW 68TH ST OKLAHOMA CITY
2615	R073931960	SWEET SWEETIE LLC		111 S ELGIN AVE	TULSA	OK	74120	LAKEVIEW HEIGHTS ADD	5	0	LAKEVIEW HEIGHTS ADD 005 000 LOTS 9 THRU 13	6816 N WESTERN AVE OKLAHOMA CITY
2615	R073932240	EXPAT HOLDINGS OKC LLC		1804 N 1ST ST	BROKEN ARROW	OK	74012	LAKEVIEW HEIGHTS ADD	5	0	LAKEVIEW HEIGHTS ADD 005 000 ALL LOTS 14 THRU 21 W13FT LOT 22 PLUS S/2 VAC ALLEY ON N	6800 N WESTERN AVE OKLAHOMA CITY
2615	R073933080	EXPAT HOLDINGS OKC LLC		1804 N 1ST ST	BROKEN ARROW	OK	74012	LAKEVIEW HEIGHTS ADD	5	0	LAKEVIEW HEIGHTS ADD 005 000 E12FT OF LOT 22 & ALL OF LOTS 23 THRU 26	1033 NW 67TH ST OKLAHOMA CITY
2615	R074010280	SFR WR LLC		6824 N ROBINSON	OKLAHOMA CITY	OK	73116	NORTHWEST HEIGHTS	1	0	NORTHWEST HEIGHTS 001 000 LOTS 1 THRU 6 PLUS E/2 OF 20FT ALLEY ADJ ON W	UNKNOWN
2615	R074010600	OUTWEST PARTNERS LLC		6520 N WESTERN AVE, Unit 300	OKLAHOMA CITY	OK	73116-7334	NORTHWEST HEIGHTS	1	0	NORTHWEST HEIGHTS 001 000 LOTS 7 & 8	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2992136-OK99

EFFECTIVE DATE: MAY 7, 2026 AT 7:30 AM

2615	R074010840	OUTWEST PARTNERS LLC		6520 N WESTERN AVE, Unit 300	OKLAHOMA CITY	OK	73116-7334	NORTHWEST HEIGHTS	1	0	NORTHWEST HEIGHTS 001 000 LOTS 9 & 10	0 UNKNOWN OKLAHOMA CITY
2615	R074011400	OUTWEST PARTNERS LLC		6520 N WESTERN AVE, Unit 300	OKLAHOMA CITY	OK	73116-7334	NORTHWEST HEIGHTS	1	11	NORTHWEST HEIGHTS 001 011	0 UNKNOWN OKLAHOMA CITY
2615	R074011960	OUTWEST PARTNERS LLC		6520 N WESTERN AVE, Unit 300	OKLAHOMA CITY	OK	73116-7334	NORTHWEST HEIGHTS	1	0	NORTHWEST HEIGHTS 001 000 LOTS 12 THRU 20	0 UNKNOWN OKLAHOMA CITY
2615	R074012520	B D EDDIE ENTERPRISES		6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116-7205	NORTHWEST HEIGHTS	1	0	NORTHWEST HEIGHTS 001 000 LOTS 21 THRU 28	6600 N WESTERN AVE OKLAHOMA CITY
2615	R074013110	OUTWEST PARTNERS LLC		6520 N WESTERN AVE, Unit 300	OKLAHOMA CITY	OK	73116-7334	NORTHWEST HEIGHTS	1	0	NORTHWEST HEIGHTS 001 000 LOTS 29 THRU 34	6616 N WESTERN AVE OKLAHOMA CITY
2615	R074013920	OUTWEST PARTNERS LLC		6520 N WESTERN AVE, Unit 300	OKLAHOMA CITY	OK	73116-7334	NORTHWEST HEIGHTS	1	0	NORTHWEST HEIGHTS 001 000 ALL OF LOTS 35 THRU 40	6714 N WESTERN AVE OKLAHOMA CITY
2615	R074014780	DOWNING PROPERTIES LLC		6520 N WESTERN AVE	OKLAHOMA CITY	OK	73116-7346	NORTHWEST HEIGHTS	2	0	NORTHWEST HEIGHTS 002 000 LOTS 1 THRU 10 & LOTS 54 THRU 56 PLUS 1/2 VAC ALLEY ADJ SD LOTS	6520 N WESTERN AVE, Unit 100 OKLAHOMA CITY
2615	R074018960	GORDON STUART PLAZA LC		6420 NW GRAND BLVD	OKLAHOMA CITY	OK	73116	NORTHWEST HEIGHTS	2	0	NORTHWEST HEIGHTS 002 000 LOTS 47 THRU 53 PLUS 1/2 VAC ALLEY ADJ SD LOTS ON E	6500 N WESTERN AVE OKLAHOMA CITY
2615	R085596775	RG OLIE LLC		7009 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116	NORTH OKLA CITY ADD	135	0	NORTH OKLA CITY ADD 135 000 W160FT OF LOT 1	6728 N OLIE AVE OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2992136-OK99

EFFECTIVE DATE: MAY 7, 2026 AT 7:30 AM

2615	R085596870	WHITE JOHN & BEVERLY FAMILY TRUST		7874 PLEASANT OAKS DR	EDMOND	OK	73034- 8105	NORTH OKLA CITY ADD	135	0	NORTH OKLA CITY ADD 135 000 N126.40FT OF W230FT OF LOT 2	6616 N OLIE AVE OKLAHOMA CITY
2615	R085596878	DUALSTAR MANAGERS LLC, TEAM HEILEN HOLDINGS LLC	STRATFORD PROPERTY COMPANY	9211 LAKE HEFNER PARKWAY STE 110	OKLAHOMA CITY	OK	73120	NORTH OKLA CITY ADD	135	0	NORTH OKLA CITY ADD 135 000 W230FT S125FT LOT 2	6600 N OLIE AVE, Unit A OKLAHOMA CITY
2615	R085596881	DUALSTAR MANAGERS LLC, TEAM HEILEN HOLDINGS LLC	STRATFORD PROPERTY COMPANY	9211 LAKE HEFNER PARKWAY STE 110	OKLAHOMA CITY	OK	73120	NORTH OKLA CITY ADD	135	0	NORTH OKLA CITY ADD 135 000 W230FT LOT 3	6516 N OLIE AVE, Unit A OKLAHOMA CITY
2618	R169570220	11 NORTH NICHOLS HILLS OWNER LLC		135 W 50TH ST, Unit 200	NEW YORK	NY	10020- 1210	NICHOLS HILLS ADD	0	0	NICHOLS HILLS ADD PT OF BLKS 3 & 4 BEG AT NW/C LOT 12 BLK 4 TH E655.10FT S184.48FT W12FT S61FT W166FT S16.36FT SWLY185.75FT NWLY270.87FT NWLY ALONG A CURVE 273.52FT TO BEG	6482 AVONDALE DR NICHOLS HILLS
2618	R169570260	NB PROPERTIES LLC		PO BOX 54390	OKLAHOMA CITY	OK	73154- 1390	NICHOLS HILLS ADD	3	0	NICHOLS HILLS ADD 003 000 BEG SE/C LOT 2 BLK 3 TH W70.31FT SW90FT NW206FT NE186.70FT N16.22FT E165.95FT S222.90FT TO BEG	6410 AVONDALE DR NICHOLS HILLS
2618	R169570390	MICHAEL GEORGE PAUL JR		8320 S WESTERN AVE	OKLAHOMA CITY	OK	73139- 9214	NICHOLS HILLS ADD	5	1	NICHOLS HILLS ADD 005 001	1100 FENWICK PL NICHOLS HILLS
2618	R169570400	SANDERS CHARLES & MILDRED TRS	SANDERS LIVING TRUST	20500 COUNTY RD 1220	ST JAMES	MO	65559	NICHOLS HILLS ADD	5	2	NICHOLS HILLS ADD 005 002	1102 FENWICK PL NICHOLS HILLS
2618	R169570660	MICHAEL GRORGE PAUL JR TRS	GPM REV LIV TRUST	1101 FENWICK PL	NICHOLS HILLS	OK	73116- 6409	NICHOLS HILLS ADD	6	28	NICHOLS HILLS ADD 006 028	1101 FENWICK PL NICHOLS HILLS

OWNERSHIP REPORT
ORDER 2992136-OK99

EFFECTIVE DATE: MAY 7, 2026 AT 7:30 AM

2618	R215221100	ALLEN KORY	HUFFAKER LAUREN	1101 CUMBERLAN D CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	1	11	CUMBERLAND COURT 001 011	1103 CUMBERLAND CT NICHOLS HILLS
2618	R215221110	ALLEN KORY	HUFFAKER LAUREN	1101 CUMBERLAN D CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	1	12	CUMBERLAND COURT 001 012	1101 CUMBERLAND CT NICHOLS HILLS
2618	R215221210	CUMBERLAND DRIVE LLC		5637 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118- 4015	CUMBERLAND COURT	2	10	CUMBERLAND COURT 002 010	1102 CUMBERLAND CT NICHOLS HILLS
2618	R215221220	CUMBERLAND DRIVE LLC		5637 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118- 4015	CUMBERLAND COURT	2	11	CUMBERLAND COURT 002 011	1100 CUMBERLAND CT NICHOLS HILLS
2618	R215221230	CUMBERLAND DRIVE LLC		5637 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118- 4015	CUMBERLAND COURT	0	0	CUMBERLAND COURT 000 000 COMMON AREAS A & D	A COMMON AREA

Petition for Alley Closure

The undersigned does hereby request that an alley, existing within the City limits of Oklahoma City, be closed. The alley is located as described by:

See attached Exhibit A: Legal Description

Property Owners

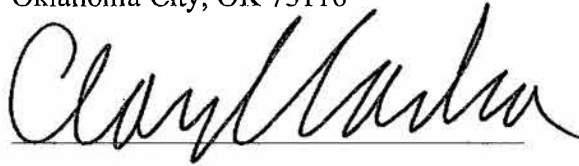
Outwest Partners, LLC, and B.D. Eddie Enterprises

Property Address

6714, 6600, and 6616 N Western Ave.
OK County Account No. R074010600,
R074010840, R074011400, and
R074011960

Mailing Address

6520 N Western Ave., Ste. 300
Oklahoma City, OK 73116

A handwritten signature in black ink, appearing to read "Clay T. Farha", written over a horizontal line.

Name: Clay T. Farha
Title: Manager/Member
Date: May 7, 2026

LEGAL DESCRIPTION
NW 67th & Western
Alley Closure

April 29, 2026

A tract of land being a part of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of the 20' Alley shown on the plat NORTHWEST HEIGHTS recorded in Book 9, Page 43, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of Lot 40, Block 1 of said plat NORTHWEST HEIGHTS;

THENCE North 89°49'32" East, along and with the extended North line of said Lot 40, a distance of 10.00 feet to the centerline of said 20' Alley;

THENCE South 00°03'03" East, along and with the centerline of said 20' Alley, a distance of 150.00 feet to a point on the extended North line of Lot 7, Block 1 of said plat NORTHWEST HEIGHTS;

THENCE North 89°49'32" East, along and with the extended North line of said Lot 7, a distance of 10.00 feet to the Northwest (NW) Corner of said Lot 7;

THENCE South 00°03'03" East, along and with the East line of said 20' Alley, a distance of 350.00 feet to the Southwest (SW) Corner of Lot 20, Block 1 of said plat NORTHWEST HEIGHTS;

THENCE South 89°49'32" West, a distance of 20.00 feet to the Southeast (SE) Corner of Lot 21, Block 1 of said plat NORTHWEST HEIGHTS;

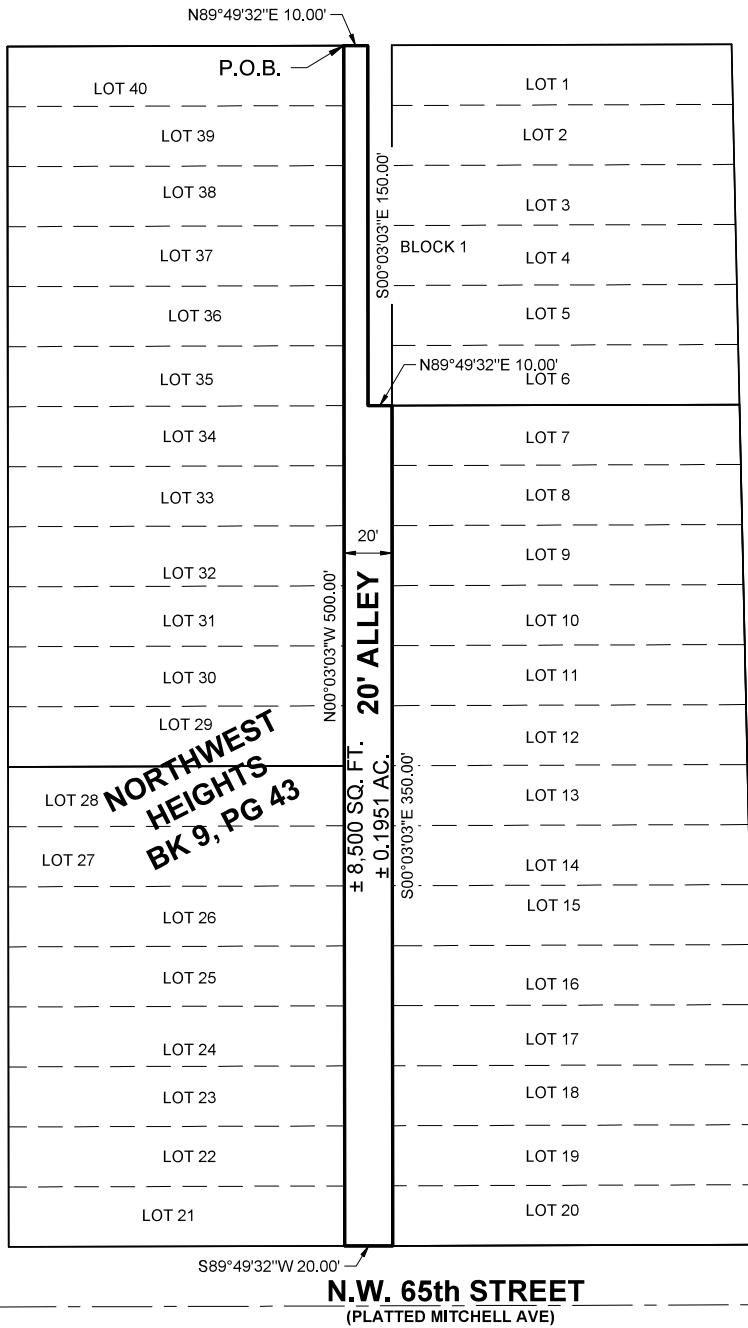
THENCE North 00°03'03" West; along and with the West line of said 20' Alley a distance of 500.00 feet to the POINT OF BEGINNING;

Containing 8,500 square feet or 0.1951 acres, more or less.

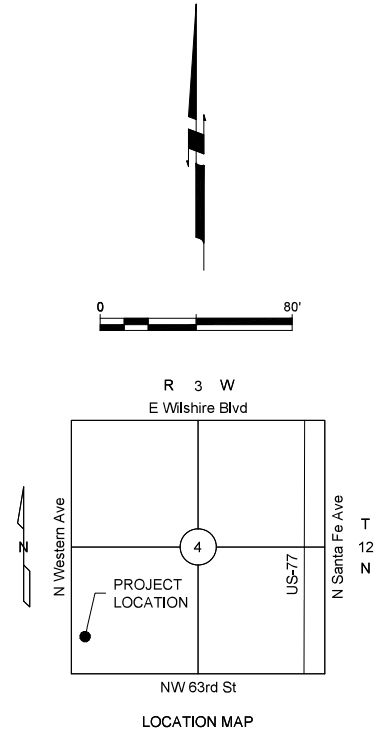
Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

N. WESTERN AVENUE

N.W. 67th STREET
(PLATTED 64th STREET)



OLIE AVENUE



ACAD FILE: H:\5996\5996001\Exhibit\5996001-Alley Closure.dwg, 4/29/2026 1:42 PM, Jesse Patten
XREFS LOADED: 5996001-bdy.dwg

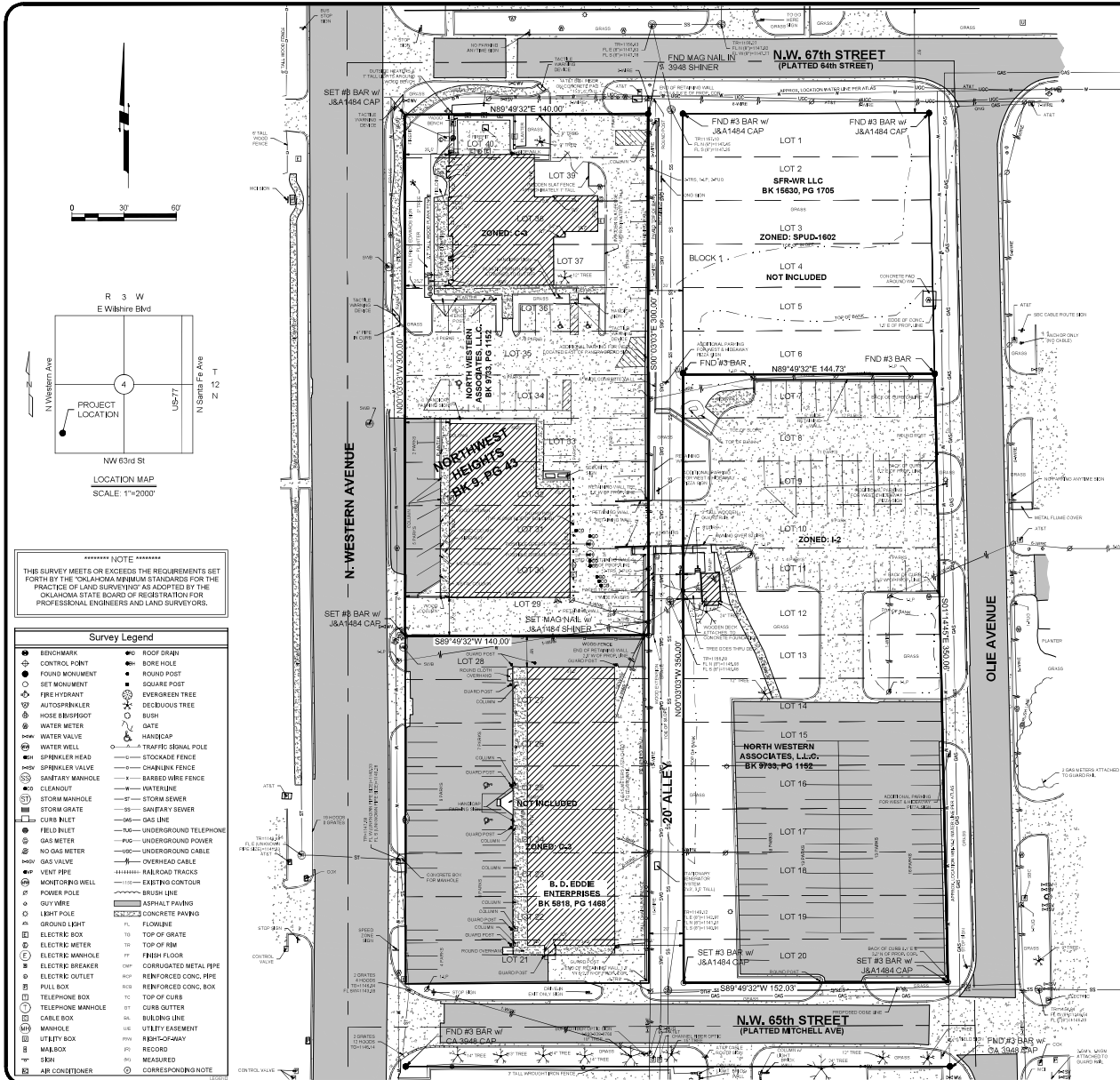
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Proj. No.: 5996001
Date: 4-29-26
Scale: 1"=80'

NW 67th & WESTERN
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
ALLEY CLOSURE



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2027
• ENGINEERS • SURVEYORS • PLANNERS •



Certificate of Survey

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that:

Douglas Blue Run, LLC, an Oklahoma limited liability company
North Bank, ISACA
North Western Associates, L.L.C., an Oklahoma limited liability company
Chicago Title Insurance Company

This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, and 11(a) of Table A thereof. The field work was completed on January 21, 2025.

Date of Plat or Map: January 21, 2025



Matthew Johnson, P.L.S.

Registration No. 1807

JOHNSON & ASSOCIATES

Certificate of Authorization No. 1484

Surveyor's Note:

Address: 6701 Ole Avenue, Oklahoma City, OK 73116, 6801 Ole Avenue, Oklahoma City, OK 73116, 6616 N. Western Avenue, Oklahoma City, OK 73116 and 6714 N. Western Avenue, Oklahoma City, OK 73116

Tax ID: 074010600, 074010840, 074011400, 074011960, 074013110, and 074013920

No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate map for the community in which the subject property is located. The entire parcel lies within Zone "X" of the Federal Emergency Management Agency Community Panel Number 401050010701 Map with an effective date of December 18, 2009.

The subject tract is currently zoned I-2 and C-3 as shown on the survey.

Source: the City of Oklahoma City, Oklahoma Planning Department website at www.okc.gov, Phone 405-297-2623 for more information about Building Height, setback and parking restrictions for this zoning.

There are 141 regular and 3 handicap parking spaces on this tract.

The surveyor has utilized information from a Utility Atlas obtained from the City of Oklahoma City combined with observed evidence of utilities on the ground to create an overall view of the underground utilities affecting the subject tract. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted on the survey. The surveyor makes no guarantee that the underground utilities shown herein comprise all such utilities in the area, either in service or abandoned. Any utilities that were flagged at the time the field work was performed have been reflected on the survey. The following is a list of companies provided as a result of a Oklahoma One-Call System (Call One) request submitted on Date. The reference number for this request is 2412000201819.

- AT&T DISTRIBUTION
- MC
- CITY OF NICHOLS HILLS (WATER)
- OG&E FIBER
- OKC WATER & WASTE
- OKC
- USBCO COMMUNICATIONS
- USBCO COMMUNICATIONS
- USBCO G&E OKC METRO

The subject tract has access to N.W. 65th Street (a public street), Ole Avenue (a public street), N.W. 67th Street (a public street), N. Western Avenue (a public street).

Basin of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83).

All distances are Grid distances in U.S. Survey feet.

Legal Description:

Lots Seven (7), Eight (8), Nine (9) and Ten (10) in Block One (1), of NORTHWEST HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20), in Block One (1), of NORTHWEST HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33) and Thirty-four (34), in Block One (1), of NORTHWEST HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Thirty-five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39) and Forty (40), in Block One (1), of NORTHWEST HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

The following items refer to Schedule B - Part II of the Chicago Title Oklahoma Company Title Commitment No. 71070240029, dated November 14, 2024 at 7:30 am

Exception No.	Recording Information	Description of Easement	Applicable	Plotted	Note
10	Book 9 of Plats, Page 43	All matters affecting subject property as shown on the Plat of NORTHWEST HEIGHTS ADDITION, amended in	Yes	Yes	
11	Book 31, Page 243	Restrictive Covenants	Yes	No	
12	Book 6407, Page 2129	Cross Access Agreement	Yes	No	A
13	Book 10099, Page 1156	Cross Access, Parking and Use Agreement	Yes	No	B
14	Book 4840, Page 601	Final Order Establishing Prior Ground Water Rights	Yes	No	
Surveyor's Comment					
A	Affects Lots 7-11 and 29-40 Block 1, Northwest Heights				
B	Affects Lots 7-11 and 29-40 Block 1, Northwest Heights. The document references Exhibits C and D; however, these exhibits are not available. The surveyor is not able to determine the entirety of the easement area without these exhibits.				

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REVISIONS	DESCRIPTION	DATE
NO.		

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73101
Matthew Johnson, P.L.S.
mjohnson@jandassociates.com
405-297-2623
• ENGINEER • SURVEYOR • PLANNING



NW 67TH & WESTERN
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
ALTA/NSPS LAND TITLE SURVEY

Proj. No.: 5996
Date: 12/1/25
Scale: 1"=30'
Surveyed By: M.J.
Drawn By: J.P. W.W.
Approved By: M.J.

SHEET NUMBER
1 of 1

**City Council Action
Financial Impact Report**

Title of Item: Closing the remainder of the north-south public alley.

Originating Department: Planning Department

Description of Impact:

CE-1163 Ordinance closing the remainder of the north-south public alley within Block One (1) of Northwest Heights Addition, between NW 65th Street and NW 67th Street, east of North Western Avenue. Ward 2.

The purpose of this request is to consolidate the property to facilitate future development.

All affected property and/or business owners and affected utility companies have been notified of this easement closing.

The applicant owns or represents all property abutting the proposed closing.

Summary of Impact:

a. **Cost to City Organization (include indirect costs):** None

b. **Cost to Citizens:** None

c. **Cost to Business Community:** None

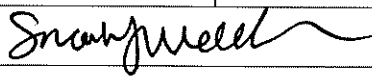
d. **Revenue Produced:** \$1860 deposited into the General Fund

Source of Funds:

Fund Name:

Agency Name:

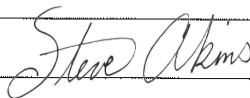
Department Head Signature:



Date: 7/31/26

Date Submitted to OMB:

OMB Review Completed by:



Date: 08/06/26

CASENO	NAME 1	MAILING ADDRESS	CITY	STATE	ZIPCODE
CE-1163	BOX LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
CE-1163	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
CE-1163	11 NORTH NICHOLS HILLS OWNER LLC	135 W 50TH ST, Unit 200	NEW YORK	NY	10020-1210
CE-1163	ALLEN KORY, HUFFAKER LAUREN	1101 CUMBERLAND CT	NICHOLS HILLS	OK	73116
CE-1163	B D EDDIE ENTERPRISES	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116-7205
CE-1163	CUMBERLAND DRIVE LLC	5637 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118-4015
CE-1163	DOWNING PROPERTIES LLC	6520 N WESTERN AVE	OKLAHOMA CITY	OK	73116-7346
CE-1163	DUALSTAR MANAGERS LLC, TEAM HEILEN HOLDINGS LLC, STRATFORD PROPERTY COMPANY	9211 LAKE HEFNER PARKWAY	OKLAHOMA CITY	OK	73120
CE-1163	EXPAT HOLDINGS OKC LLC	1804 N 1ST ST	BROKEN ARROW	OK	74012
CE-1163	GORDON STUART PLAZA LC	6420 NW GRAND BLVD	OKLAHOMA CITY	OK	73116
CE-1163	JAKKU TRUST C/O CHRISTOPHER & TANA CASHION	1710 ELMHURST AVE	NICHOLS HILLS	OK	73120
CE-1163	MICHAEL GEORGE PAUL JR	8320 S WESTERN AVE	OKLAHOMA CITY	OK	73139-9214
CE-1163	MICHAEL GRORGE PAUL JR TRS, GPM REV LIV TRUST	1101 FENWICK PL	NICHOLS HILLS	OK	73116-6409
CE-1163	NB PROPERTIES LLC	PO BOX 54390	OKLAHOMA CITY	OK	73154-1390
CE-1163	OUTWEST PARTNERS LLC	6520 N WESTERN AVE, Unit 30	OKLAHOMA CITY	OK	73116-7334
CE-1163	RG OLIE LLC	7009 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116
CE-1163	SANDERS CHARLES & MILDRED TRS, SANDERS LIVING TRUST	20500 COUNTY RD 1220	ST JAMES	MO	65559
CE-1163	SFR WR LLC	6824 N ROBINSON	OKLAHOMA CITY	OK	73116
CE-1163	SWEET SWEETIE LLC	111 S ELGIN AVE	TULSA	OK	74120
CE-1163	WEST68 LLC	301 NW 13TH ST, Unit 203D	OKLAHOMA CITY	OK	73103
CE-1163	WHITE JOHN & BEVERLY FAMILY TRUST	7874 PLEASANT OAKS DR	EDMOND	OK	73034-8105
CE-1163	WRIGHT GARY N, COKELEY NORMA	7913 NICHOLS GATE CIR	OKLAHOMA CITY	OK	73116

NOTICE OF HEARING

CE-1163

NOTICE IS HEREBY GIVEN, that an application has been filed to close the following described public way or easement:

A tract of land being a part of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of the 20' Alley shown on the plat NORTHWEST HEIGHTS recorded in Book 9, Page 43, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of Lot 40, Block 1 of said plat NORTHWEST HEIGHTS; THENCE North 89°49'32" East, along and with the extended North line of said Lot 40, a distance of 10.00 feet to the centerline of said 20' Alley; THENCE South 00°03'03" East, along and with the centerline of said 20' Alley, a distance of 150.00 feet to a point on the extended North line of Lot 7, Block 1 of said plat NORTHWEST HEIGHTS; THENCE North 89°49'32" East, along and with the extended North line of said Lot 7, a distance of 10.00 feet to the Northwest (NW) Corner of said Lot 7; THENCE South 00°03'03" East, along and with the East line of said 20' Alley, a distance of 350.00 feet to the Southwest (SW) Corner of Lot 20, Block 1 of said plat NORTHWEST HEIGHTS; THENCE South 89°49'32" West, a distance of 20.00 feet to the Southeast (SE) Corner of Lot 21, Block 1 of said plat NORTHWEST HEIGHTS; THENCE North 00°03'03" West; along and with the West line of said 20' Alley a distance of 500.00 feet to the POINT OF BEGINNING.

An ordinance closing the above-described easement was introduced at City Council meeting on August 18, 2026, and a public hearing will be held on September 29, 2026 in the City Council Chamber, Third Floor, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102 beginning at 8:30 a.m.

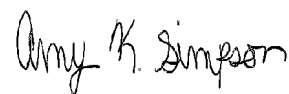
Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

All property owners in the immediately surrounding areas are hereby given notice that they may inspect said application in the office of the Planning Department/Subdivision and Zoning Office, 420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102. Any argument and evidence for or against the approval of said application should be filed with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102 three days prior to the hour set for public hearing.

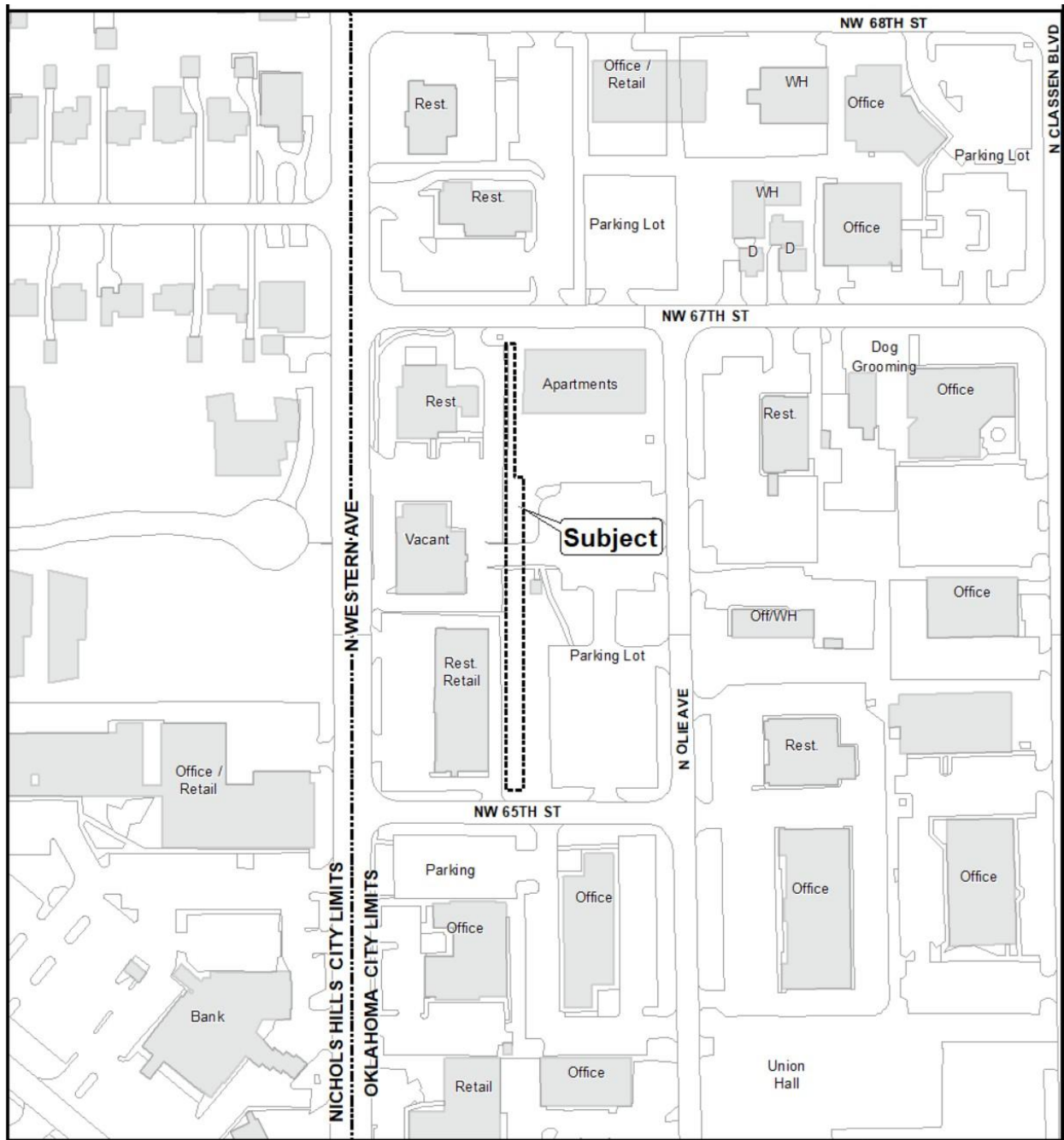
For further information call (405)297-2623.

Dated this 18th day of August 2026.

SEAL



Amy K. Simpson, City Clerk



Planning Commission Minutes
July 23, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:28 a.m. on July 17, 2026)

20. (CE-1163) Application by Outwest Partners, LLC, to close the remainder of the north-south public alley within Block One (1) of Northwest Heights Addition, between NW 65th Street and NW 67th Street, east of North Western Avenue. Ward 2.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY PEVER

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON,
NOBLE, PEVER



STAFF REPORT
The City of Oklahoma City
Planning Commission
July 23, 2026

Item No. IV. 20.

(CE-1163) Application by Outwest Partners, LLC, to close the remainder of the north-south public alley within Block One (1) of Northwest Heights Addition, between NW 65th Street and NW 67th Street, east of North Western Avenue. Ward 2.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
(405) 652-1411

2. Case History

This is a new application.

3. Reason for Request

The purpose of this request is to consolidate the property to facilitate future development.

B. EXISTING CONDITIONS

1. Size of Site: 0.2 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	Alley	C-3 / SPUD-238	SPUD-1602 / I-2	C-3 / I-2	C-3
Land Use	Alley	Restaurant	Apartments / Parking	Office	Restaurant / Retail

4. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include

“infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

C. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

- 1. Airports:** No objection.
- 2. Fire (OCFD):** No objection.
- 3. Public Works Department:**

A perpetual easement for water and wastewater, drainage, storm water, sidewalks, and traffic controls systems (collectively “City systems”) are hereby expressly reserved until such time as plans have been approved by the Public Works and Utilities departments, respectively, which plans must include new executed and recorded easements, as necessary, before each individual easement may be released.

- a. Traffic Services:** No objection.
- b. Engineering - Storm Sewer Availability:** No objection.

4. Utilities Department:

- a. Solid Waste Management:** No objection
- b. Water Availability:** No objection
- c. Wastewater Availability:** Have a 8” main in the area. Easements will need be retained until line is relocated or abandoned.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Maintain historical lot and block sizes where possible and appropriate.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.

- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

2) Other Development Related Policies

- Maintain existing alleys or construct new alleys where feasible to provide trash collection service and parking behind primary buildings and minimize curb cuts along the primary street frontage. (C-8)
- Maintain historical lot and block sizes where possible and appropriate. (C-9)
- Maintain the traditional grid street pattern where it currently exists, reconnect it where possible, and keep alleys open and functioning. (C-10)
- Improve the functionality and efficiency of the street network by providing direct connections from residential developments to nearby places and to each other.

b. Plan Conformance Considerations

The application seeks to close the remaining portion of the platted north-south alley within Block 1 of Northwest Heights Addition to Oklahoma City (1908). The closure request encompasses a 10-foot-wide portion adjacent to Lots 35-40 and a 20-foot-wide portion adjacent to Lots 7-34. A previously approved application (CE-1129) closed a 10-foot-wide portion of the alley, adjacent to Lots 1-6 in 2024, and was subsequently vacated. The subject site is located between NW 65th Street and NW 67th Street, and generally between North Olie Avenue and North Western Avenue to the east and west.

The comprehensive plan calls for keeping alleys open and functional, maintaining historical lot and block sizes where possible and appropriate, and improving the functionality and efficiency of the street network. In this case, the right-of-way is requested to be closed to consolidate property to facilitate future development. A new apartment building has been constructed within SPUD-1602 at North Olie Avenue and NW 67th Street, with parking to its south. The alley separates the multifamily residential from the commercial uses that front North Western Avenue. The alley is not improved or currently used by the public. A sewer line, overhead electric lines, and retaining walls are present within the closure area. A utility easement will be reserved, and any new development is subject to review and approval by the Utilities Department until / unless the sewer line is relocated and the easement is released.

D. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its

STAFF REPORT
The City of Oklahoma City
Planning Commission
July 23, 2026
CE-1163

Item No. IV. 20.

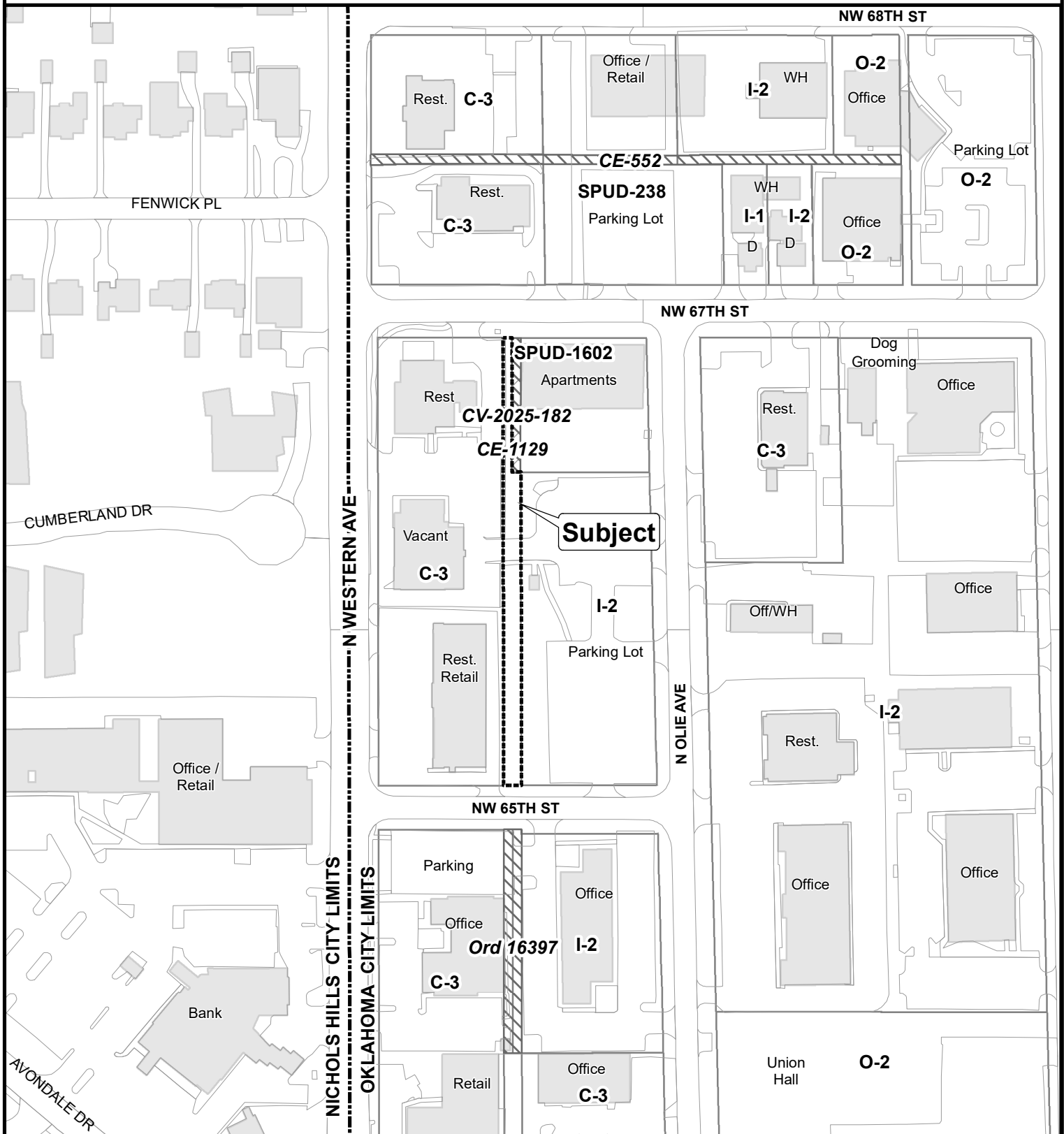
decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application.

taj

Case No: CE-1163

Applicant: Outwest Partners, LLC



Note: "Subject" is located approximately 795' North of NW 63rd St.



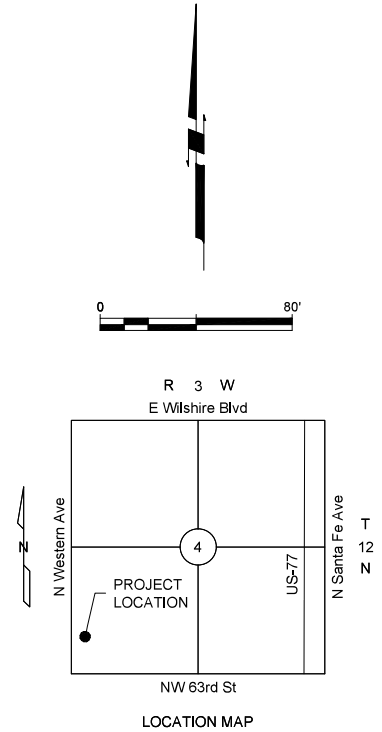
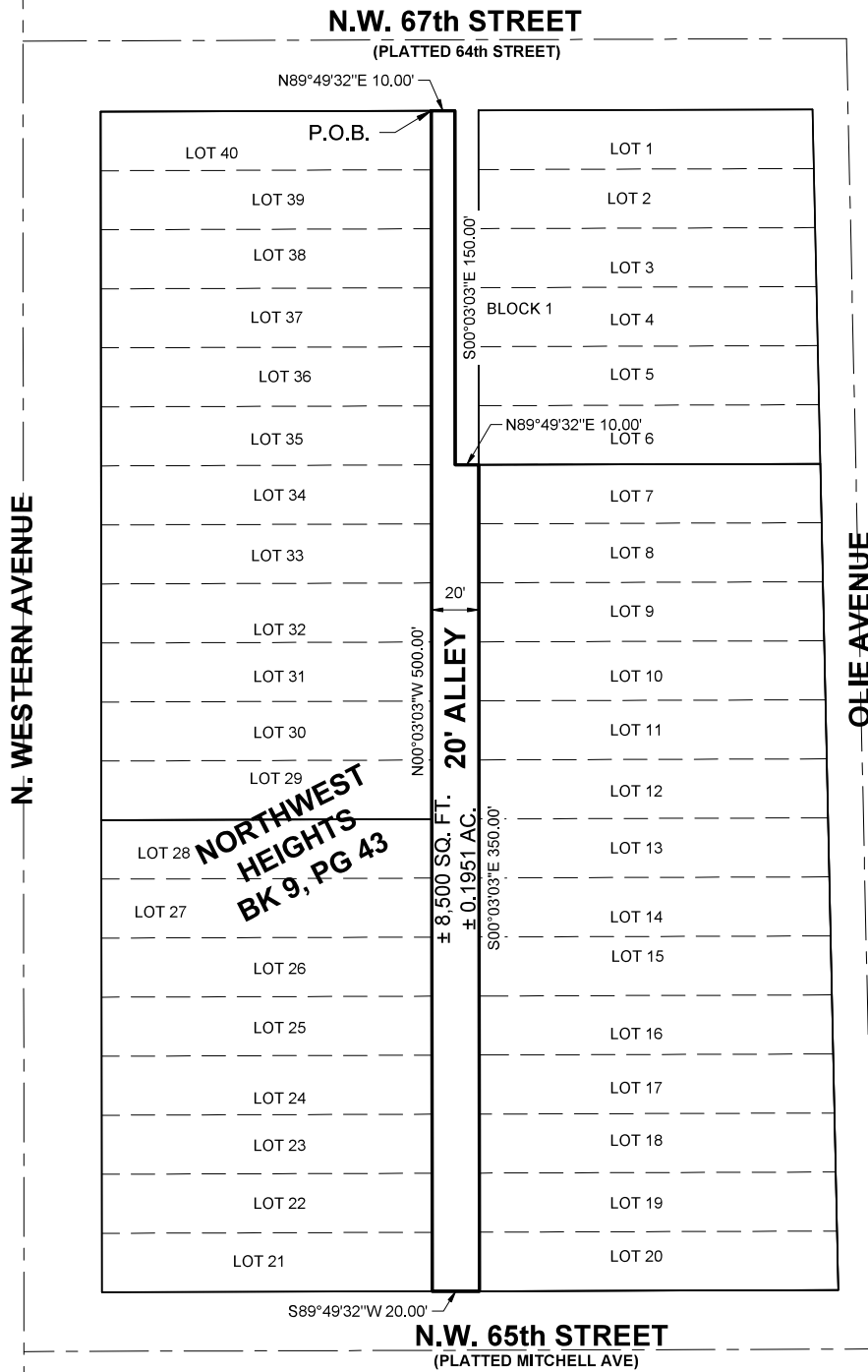
The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 75 150
Feet

CE-1163 Exhibit B



ACAD FILE: H:\5996\5996001\Exhibit\5996001-Alley Closure.dwg, 4/29/2026 1:42 PM, Jesse Patten
XREFS LOADED: 5996001-bdy.dwg

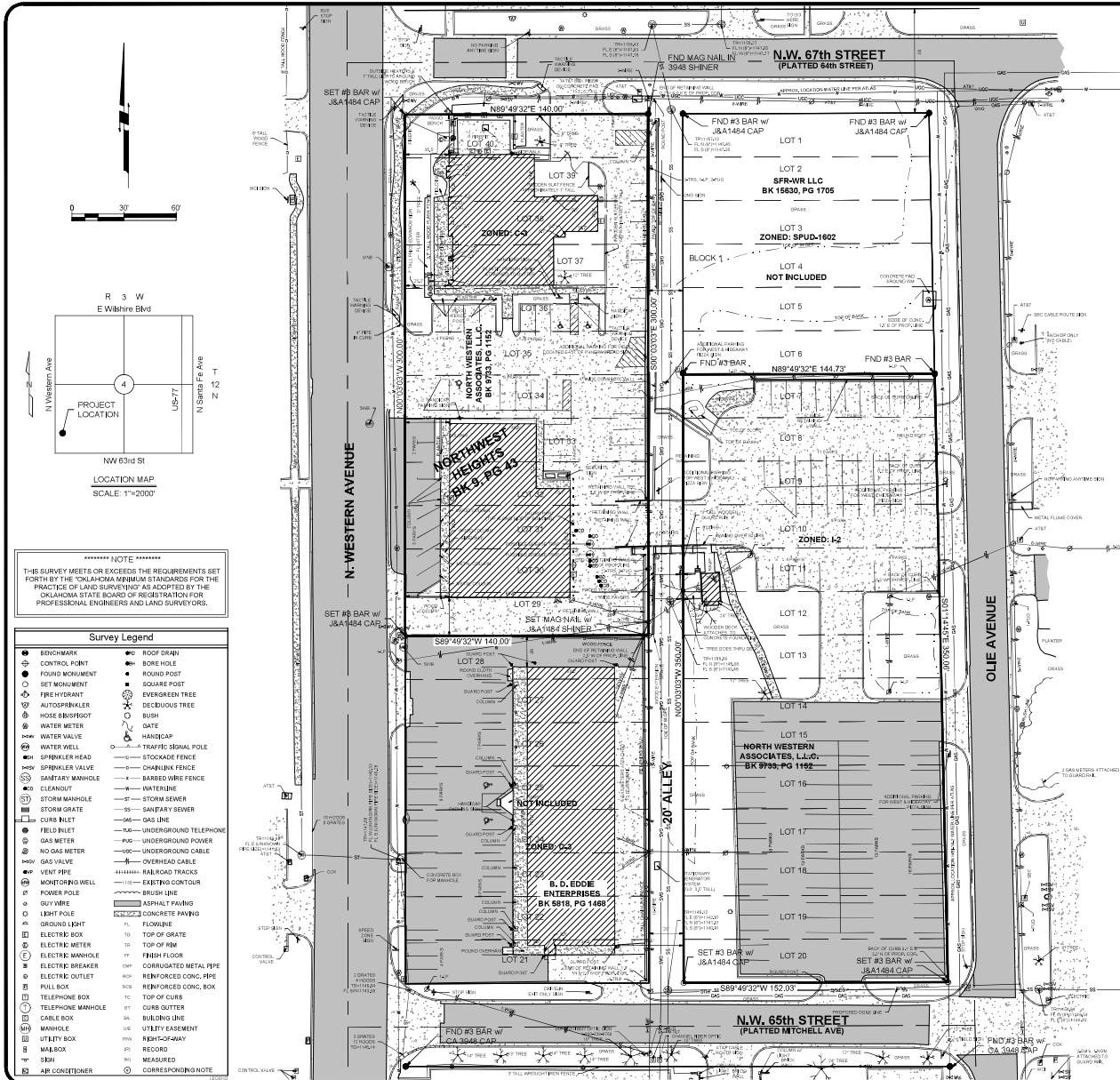
Copyright © 2026 Johnson & Associates

Proj. No.: 5996001
Date: 4-29-26
Scale: 1"=80'

NW 67th & WESTERN
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
ALLEY CLOSURE



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2027
• ENGINEERS • SURVEYORS • PLANNERS •



Certificate of Survey

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that:

Douglas Blue Run, LLC, an Oklahoma limited liability company
Northwest Bank, ISACA
North Western Associates, L.L.C., an Oklahoma limited liability company
Chicago Title Insurance Company

This is to certify that this plat or map and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, and 11(a) of Table A thereof. The field work was completed on January 21, 2025.

Date of Plat or Map, January 21, 2025

Matthew Johnson



Matthew Johnson, P.L.S.

Registration No. 1807

JOHNSON & ASSOCIATES

Certificate of Authorization No. 1484

Surveyor's Note:

Address: 6701 Ole Avenue, Oklahoma City, OK 73116, 6801 Ole Avenue, Oklahoma City, OK 73116, 6616 N. Western Avenue, Oklahoma City, OK 73116 and 6714 N. Western Avenue, Oklahoma City, OK 73116

Tax ID: 074010600, 074010840, 074011400, 074011960, 074013110, and 074013920

No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate map for the community in which the subject property is located. The entire parcel lies within Zone "X" of the Federal Emergency Management Agency Community Panel Number 401050010701 Map with an effective date of December 18, 2009.

The subject tract is currently zoned I-2 and C-3 as shown on the survey.

Source: the City of Oklahoma City, Oklahoma Planning Department website at www.okc.gov, Phone 405-297-2623 for more information about Building Height, setback and parking restrictions for this zoning.

There are 141 regular and 3 handicap parking spaces on this tract.

The surveyor has utilized information from a utility Atlas obtained from the City of Oklahoma City combined with observed evidence of utilities on the ground to create an overall view of the underground utilities affecting the subject tract. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted on the survey. The surveyor makes no guarantee that the underground utilities shown herein comprise all such utilities in the area, either in service or abandoned. Any utilities that were flagged at the time the field work was performed have been reflected on the survey. The following is a list of companies provided as a result of a Oklahoma One-Call System (Call One) request submitted on Date. The reference number for this request is 2412000201819.

- AT&T DISTRIBUTION
- MOI
- CITY OF NICHOLS HILLS (WATER)
- OG&E FIBER
- OKC WATER & WASTE
- OKC
- USBCO COMMUNICATIONS
- USBCO COMMUNICATIONS
- USBCO G&E OKC METRO

The subject tract has access to N.W. 65th Street (a public street), Ole Avenue (a public street), N.W. 67th Street (a public street), N. Western Avenue (a public street).

Basin of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83).

All distances are Grid distances in U.S. Survey feet.

Legal Description:

Lots Seven (7), Eight (8), Nine (9) and Ten (10) in Block One (1) of NORTHWEST HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20), in Block One (1) of NORTHWEST HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33) and Thirty-four (34), in Block One (1) of NORTHWEST HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Thirty-five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39) and Forty (40), in Block One (1) of NORTHWEST HEIGHTS ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

The following items refer to Schedule B - Part II of the Chicago Title Oklahoma Company Title Commitment No. 71070240029, dated November 14, 2024 at 7:39 am

Exception No.	Recording Information	Description of Easement	Applicable	Plotted	Note
10	Book 9 of Plats, Page 43	All matters affecting subject property as shown on the Plat of NORTHWEST HEIGHTS ADDITION, amended in	Yes	Yes	
11	Book 31, Page 243	Restrictive Covenants	Yes	No	
12	Book 6407, Page 2129	Cross Access Agreement	Yes	No	A
13	Book 10099, Page 1156	Cross Access, Parking and Use Agreement	Yes	No	B
14	Book 4840, Page 601	Final Order Establishing Prior Ground Water Rights	Yes	No	
Surveyor's Comment					
A	Affects Lots 7-11 and 29-40 Block 1, Northwest Heights				
B	Affects Lots 7-11 and 29-40 Block 1, Northwest Heights. The document references Exhibits C and D; however, these exhibits are not available. The surveyor is not able to determine the entirety of the easement area without these exhibits.				

NOTES

THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH BY THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

- Survey Legend**
- BENCHMARK
 - CONTROL POINT
 - FOUND MONUMENT
 - SET MONUMENT
 - FIRE HYDRANT
 - AUTOSPRINKLER
 - HOSE END/PORT
 - WATER METER
 - WATER VALVE
 - SPRINKLER HEAD
 - SPRINKLER VALVE
 - STORM MANHOLE
 - CLEANOUT
 - STORM MANHOLE
 - CURB INLET
 - FIELD INLET
 - GAS METER
 - NO GAS METER
 - GAS VALVE
 - VENT PIPE
 - MONITORING WELL
 - POWER POLE
 - SOFT WIRE
 - LIGHT POLE
 - GROUND LIGHT
 - ELECTRIC BOX
 - ELECTRIC METER
 - ELECTRIC MANHOLE
 - ELECTRIC BREAKER
 - ELECTRIC OUTLET
 - PULL BOX
 - TELEPHONE BOX
 - TELEPHONE MANHOLE
 - CABLE BOX
 - MANHOLE
 - UTILITY EASEMENT
 - MAILBOX
 - SEN
 - AR CONSUMER
 - ROOF DRAIN
 - BORE HOLE
 - ROUND POST
 - SQUARE POST
 - EVERGREEN TREE
 - DECIDUOUS TREE
 - BUSH
 - GATE
 - HANDICAP
 - TRAFFIC SIGNAL POLE
 - CHURNING FENCE
 - BARE WIRE FENCE
 - WATERLINE
 - STORM SEWER
 - SANITARY SEWER
 - GAS LINE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND POWER
 - UNDERGROUND CABLE
 - OVERHEAD CABLE
 - EXISTING CONTOUR
 - BRUSH LINE
 - ASPHALT PAVING
 - CONCRETE PAVING
 - FLOWLINE
 - TOP OF GRATE
 - TOP OF RIM
 - FRAIN FLOOR
 - CORRUGATED METAL PIPE
 - REINFORCED CONC. PIPE
 - REINFORCED CONC. BOX
 - TOP OF CURB
 - CURB CUTTER
 - BUILDING LINE
 - RIGHT-OF-WAY
 - RECORD
 - MEASURED
 - CORRESPONDING NOTE

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REVISIONS	DESCRIPTION	DATE
NO.		

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73101
Matthew Johnson, P.L.S.
mjohnson@jaok.com
405.297.2623
F000000001 - Survey Data - PLANNING

NW 67TH & WESTERN
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
ALTA/NSPS LAND TITLE SURVEY

Proj. No.: 5996
Date: 12/1/25
Scale: 1"=30'
Surveyed By: M.J.
Drawn By: J.P. W.W.
Approved By: M.J.
SHEET NUMBER
1 of 1

Case No: CE-1163

Applicant: Outwest Partners, LLC



Aerial Photo from 3/2025

Note: "Subject" is located approximately 795' North of NW 63rd St.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 75 150
Feet



MEMORANDUM

Council Agenda
Item No. XI. Q
9/29/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (CE-1163), closing the remainder of the north-south public alley within Block One (1) of Northwest Heights Addition, between NW 65th Street and NW 67th Street, east of North Western Avenue. Ward 2.

Applicant:

David M. Box, Box Law Group, PLLC
Outwest Partners LLC

Purpose:

The purpose of this request is to consolidate the property to facilitate future development.

Background:

On July 23, 2026, the Planning Commission recommended approval of the application.

Revenue:

An application fee of \$1860 was deposited in 1001-Rev1700-42100003 General Operations - General Revenue – Charges-Planning Fees.

Protests:

None

Previous Action:

The Ordinance was introduced August 18, 2026, and set for final hearing September 29, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.