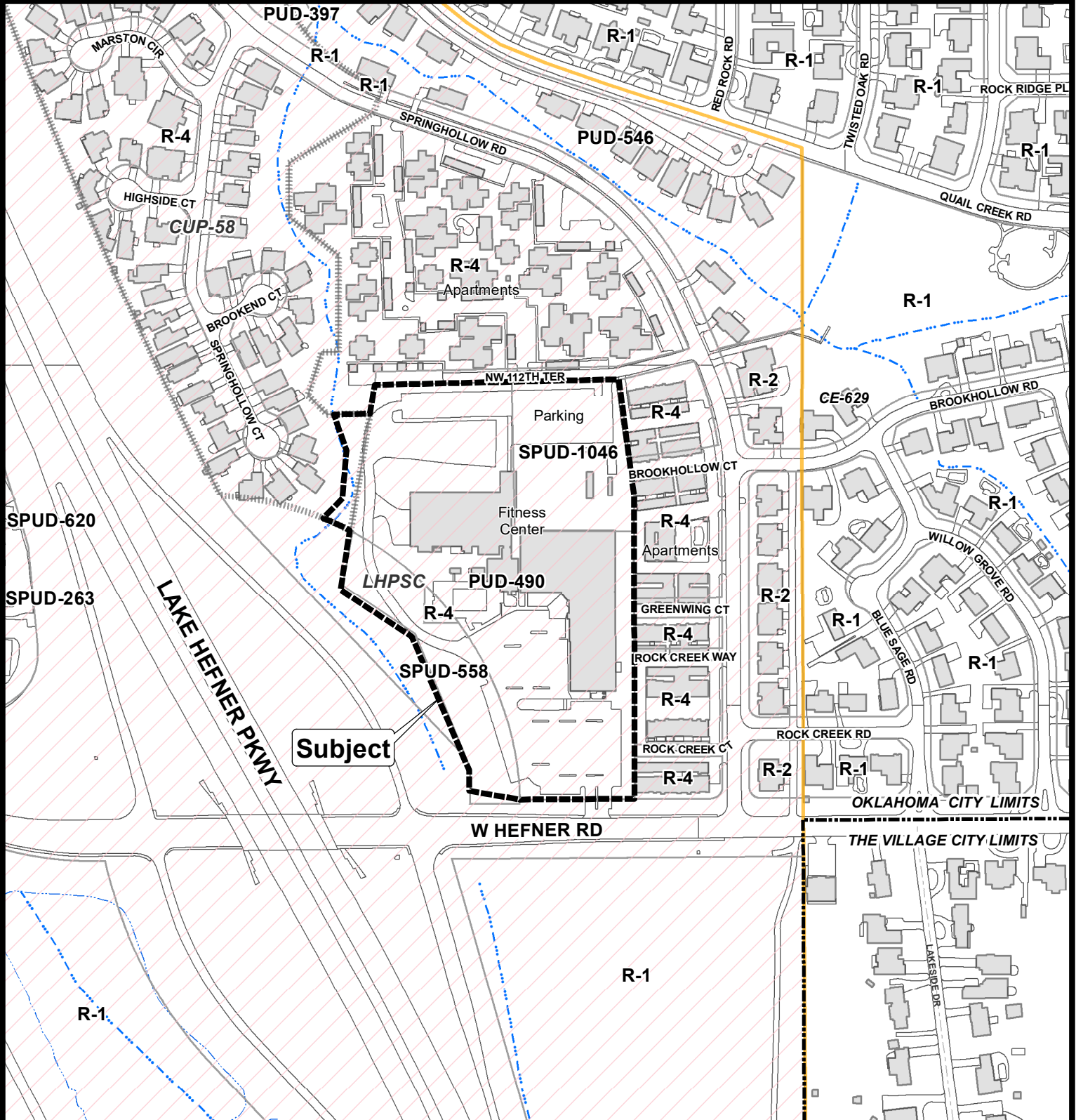


Case No: PUD-2034

Applicant: TB Holdings, LLC

Existing Zoning: PUD-490 / SPUD-558 / SPUD-1046 / CUP-58 / LHPSC

Location: 3333 W. Hefner Rd.



The City of
OKLAHOMA CITY

Planned Unit Development



0 150 300
Feet

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

W. Hefner Rd. & Lake Hefner Parkway

3333 W. Hefner Rd.

September 10, 2024

PREPARED FOR:

TB Holdings, LLC
PO BOX 2178
PMB 63496
Oklahoma City, OK 73101
405-607-1311
Toby@thebrowngroupok.com

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbflaw.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
PLATTING REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13

SETBACK REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
SPECIFIC PLAN	9.17
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of W. Hefner Rd. & Lake Hefner Parkway, consisting of approximately 9.7 acres, is located within the Southwest quarter (SW/4) of Section 24, Township 13 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 3333 W. Hefner Rd.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is TB Holdings, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-490, SPUD-558, and SPUD-1046. Surrounding properties are zoned and used for:

- North: R-4 District and used for multi-family development.
- East: R-4 District and used for multi-family development.
- South: R-1 District and is currently undeveloped.
- West: R-4 District and used for multi-family development and Lake Hefner Parkway.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently developed and used for the Oklahoma Athletic Center.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit additional commercial uses.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NW 112th Terr. The nearest street to the east is Springhollow Rd. The nearest street to the south is W. Hefner Rd. The nearest street to the west is Lake Hefner Parkway.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 15 located at 2817 NW 122nd St. It is approximately 1.8 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 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 Oklahoma City’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 Oklahoma City Municipal Code, 2020, as amended, 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

All existing uses and structures shall be permitted to remain and deemed to conform to applicable regulations. The use and development regulations of the C-3 Community Commercial District shall govern this PUD, except as herein modified.

The following uses shall be permitted:

- 8300.1 Administrative and Professional Offices
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.13 Automotive: Parking Lots, as a Principal Use
- 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment
- 8300.18 Automotive and Equipment: Automobile Dealerships and Malls
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8250.2 Community Recreation: General
- 8250.3 Community Recreation: Property Owners Association
- 8300.32 Convenience Sales and Personal Services
- 8200.2 Dwelling Units and Mixed Uses
- 8300.37 Eating Establishments: Sitdown
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.41 Food and Beverage Retail Sales
- 8250.11 Library Services and Community Centers
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8200.5 Low Impact Institutional: Residential-Oriented
- 8300.52 Medical Services: General
- 8200.12 Multiple-Family Residential
- 8300.54 Outdoor Sales and Display, and Outdoor Storage [limited to food truck court]
- 8300.55 Participant Recreation and Entertainment: Indoor
- 8300.56 Participant Recreation and Entertainment: Outdoor
- 8300.59 Personal Services: Restricted
- 8300.63 Retail Sales and Services: General
- 8300.69 Spectator Sports and Entertainment: Restricted

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, architectural metal, rock, stone, drivet, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

Existing screening shall be permitted to remain and deemed to conform to applicable regulations.

9.5 PLATTING REGULATIONS

Platting shall not be required within this PUD.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Existing access, consisting of ingress and egress drives off of W. Hefner Rd. and one (1) access drive off of NW 112th Terr., shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new access drive, said drive shall conform to applicable regulations.

9.9 PARKING REGULATIONS

The existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

The existing roofing shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, said structure shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

The existing sidewalk along W. Hefner Rd. shall be permitted to remain and deemed to conform to applicable regulations.

9.13 HEIGHT REGULATIONS

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate height within this PUD.

9.14 SETBACK REGULATIONS

The existing setbacks shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, yard requirements shall conform to the base zoning district.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City 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.

9.16 COMMON AREAS

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

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

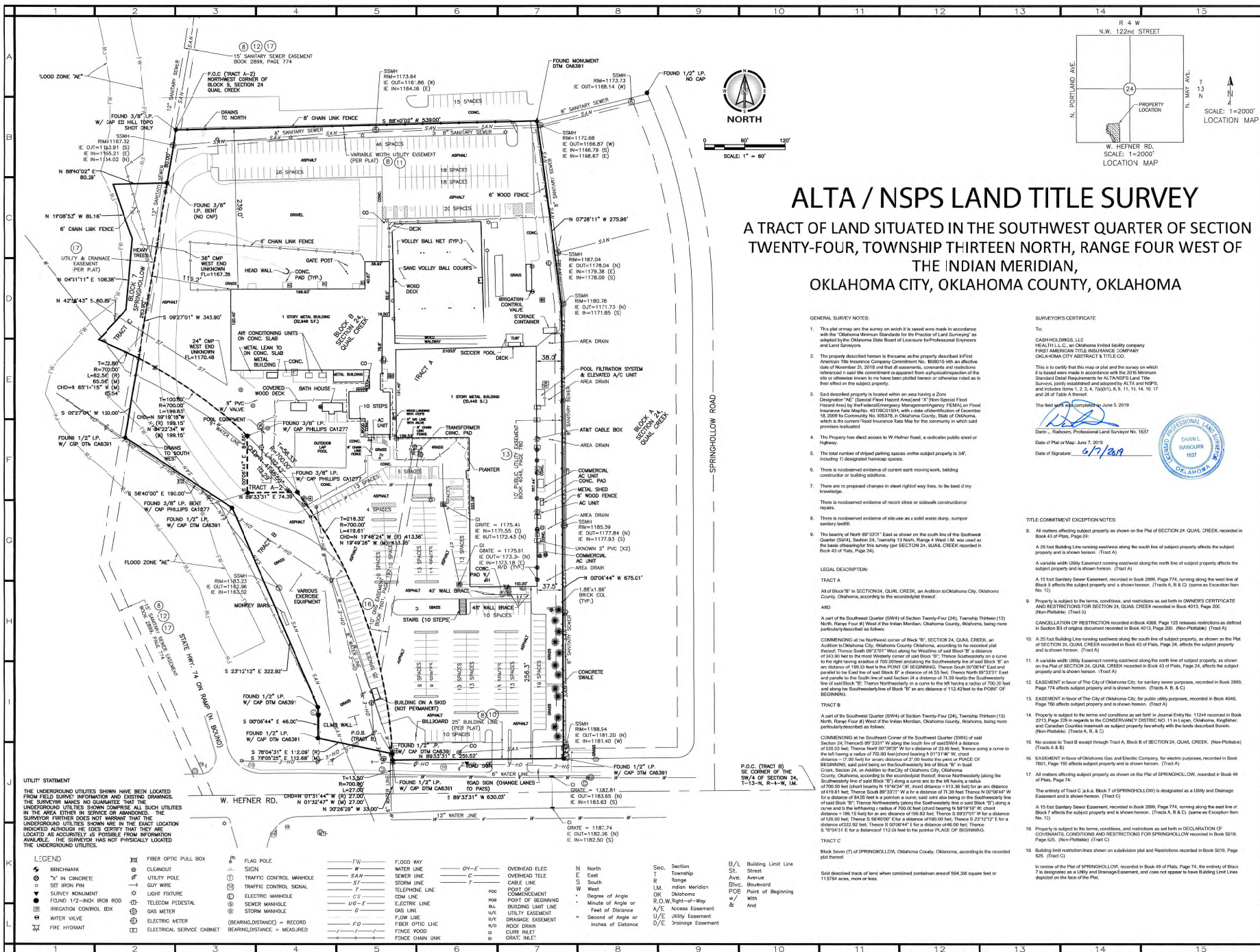
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

Tract A: All of Block "B" in SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND A part of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest corner of Block "B", SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; Thence South 09°27'01" West along the West line of said Block "B" a distance of 343.90 feet to the most Westerly corner of said Block "B"; Thence Southeasterly on a curve to the right having a radius of 700.00 feet and along the Southwesterly line of said Block "B" an arc distance of 199.83 feet to the Point of Beginning; Thence South 00°06'44" East and parallel to the East line of said Block "B" a distance of 84.55 feet; Thence North 89°33'31" East and parallel to the South line of said Section 24 a distance of 74.39 feet to the Southwesterly line of said Block "B"; Thence Northwesterly on a curve to the left having a radius of 700.00 feet and along the Southwesterly line of Block "B" an arc distance of 112.42 feet to the Point of Beginning. A part of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast Corner of the Southwest Quarter (SW/4) of said Section 24; Thence S 89°33'31" W along the South line of said SW/4 a distance of 630.03 feet; Thence North 00°26'29" W for a distance of 33.00 feet; Thence along a curve to the left having a radius of 700.00 feet (chord bearing N01°31'44" W, chord distance = 27.00 feet) for an arc distance of 27.00 feet to the point or place of beginning; said point being on the Southwesterly line of Block "B" in Quail Creek, Section 24, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; Thence Northwesterly (along the Southwesterly line of said Block "B" along a curve and to the left having a radius of 700.00 feet (chord bearing N 19°48'24" W, chord distance = 413.36 feet) for an arc distance of 419.61 feet; Thence South 89°33'31" W for a distance of 74.39 feet; thence N00°06'44" W for a distance of 84.55 feet to a point on a curve; said point also being on the Southwesterly line of said Block "B"; Thence Northwesterly (along the Southwesterly line of said Block "B" along a curve and to the left having a radius of 700.00 feet (chord bearing N59° 19'18" W; chord distance= 199.15 feet) for an arc distance of 199.83 feet; Thence S 09°27'01" W for a distance of 120.00 feet; Thence S 56°40'00" E for a distance of 190.00 feet; Thence S 23°12'12" E for a distance of 322.92 feet; thence S 00° 06'44" E for a distance of 46.00 feet; Thence S 78°04'31" E for a distance of 112.09 feet to the point or place of Beginning. Tract C: Block Seven (7) of SPRINGHOLLOW, Oklahoma County, Oklahoma, according to the recorded plat thereof.







ALTA / NSPS LAND TITLE SURVEY

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION TWENTY-FOUR, TOWNSHIP THIRTEEN NORTH, RANGE FOUR WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



GENERAL SURVEY NOTES:

- The plat maps are the survey on which it is based were made in accordance with the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- The property described herein is the same as the property described in First American Title Insurance Company Commitment No. 880515 with an effective date of November 21, 2016 and that all assessments, comments and reductions referred to said file commitment or apparent from any subsequent of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.
- Said described property is located within an area known as a Zone Designation "AE" (Special Flood Hazard Assignment) "X" Non-Special Flood Hazard Area. The Flood Hazard Insurance Policy (FHAI) on said flood insurance file (Map No. 40138C1504) with a date of identification of December 19, 2019, is in effect and is apparent from any subsequent of the site, which is in the current Flood Insurance Rate Map for the community in which said process is located.
- The Property has direct access to W. Heffner Road, a dedicated public street or highway.
- There are no proposed changes in street right-of-way lines, to the best of my knowledge.
- There is no evidence of recent street or sidewalk construction repairs.
- There is no evidence of any use as a solid waste dump, sump or sanitary landfill.
- The bearing of North 89°33'11" East as shown on the south line of the Southwest Quarter (SW/4) Section 24, Township 13 North, Range 4 West I.M. was used as the basis for this survey per SECTION 24, QUAIL CREEK recorded in Book 43 of Plats, Page 24.

SURVEYOR'S CERTIFICATE

CASH HOLDINGS, LLC
HEALTH, L.L.C., an Oklahoma limited liability company
FIRST AMERICAN TITLE INSURANCE COMPANY
OKLAHOMA CITY ABSTRACT 31 TITLE CO.

This is to certify that this map and plat and the survey on which it is based were made in accordance with the 2016 Oklahoma Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and promulgated by ASLS and NSPS, and includes Items 1, 2, 3, 4, 7(a)(1), 8, 9, 11, 13, 14, 15, 17 and 29 of said Standard.

The date of this survey is June 5, 2019.

[Signature]
Dawn L. Rabourn, Professional Land Surveyor No. 1637
Date of Plat or Map: June 7, 2019
Date of Signature: 6/7/2019



TITLE COMMITMENT EXCEPTION NOTES

- A 25' Building Line running east-west along the south line of subject property affects the subject property as shown herein. (Tract A)
- A 15' Utility Easement running east-west along the north line of subject property affects the subject property as shown herein. (Tract A)
- A 15' Utility Easement running east-west along the north line of subject property as shown on the Plat of SECTION 24, QUAIL CREEK recorded in Book 4013, Page 200. (Non-Platable) (Tract A)
- A 15' Utility Easement running east-west along the north line of subject property as shown on the Plat of SECTION 24, QUAIL CREEK recorded in Book 4013, Page 200. (Non-Platable) (Tract A)
- A 15' Utility Easement running east-west along the north line of subject property as shown on the Plat of SECTION 24, QUAIL CREEK recorded in Book 4013, Page 200. (Non-Platable) (Tract A)
- A 15' Utility Easement running east-west along the north line of subject property as shown on the Plat of SECTION 24, QUAIL CREEK recorded in Book 4013, Page 200. (Non-Platable) (Tract A)
- A 15' Utility Easement running east-west along the north line of subject property as shown on the Plat of SECTION 24, QUAIL CREEK recorded in Book 4013, Page 200. (Non-Platable) (Tract A)
- A 15' Utility Easement running east-west along the north line of subject property as shown on the Plat of SECTION 24, QUAIL CREEK recorded in Book 4013, Page 200. (Non-Platable) (Tract A)
- A 15' Utility Easement running east-west along the north line of subject property as shown on the Plat of SECTION 24, QUAIL CREEK recorded in Book 4013, Page 200. (Non-Platable) (Tract A)
- A 15' Utility Easement running east-west along the north line of subject property as shown on the Plat of SECTION 24, QUAIL CREEK recorded in Book 4013, Page 200. (Non-Platable) (Tract A)
- A 15' Utility Easement running east-west along the north line of subject property as shown on the Plat of SECTION 24, QUAIL CREEK recorded in Book 4013, Page 200. (Non-Platable) (Tract A)
- A 15' Utility Easement running east-west along the north line of subject property as shown on the Plat of SECTION 24, QUAIL CREEK recorded in Book 4013, Page 200. (Non-Platable) (Tract A)
- A 15' Utility Easement running east-west along the north line of subject property as shown on the Plat of SECTION 24, QUAIL CREEK recorded in Book 4013, Page 200. (Non-Platable) (Tract A)
- A 15' Utility Easement running east-west along the north line of subject property as shown on the Plat of SECTION 24, QUAIL CREEK recorded in Book 4013, Page 200. (Non-Platable) (Tract A)

LEGAL DESCRIPTION:

TRACT A
All of Block "B" in SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the record plat thereof.

AND
A part of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:
COMMENCING at the Northwest corner of Block "B", SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the record plat thereof; Thence South 09°27'01" West along the Westline of said Block "B" a distance of 343.90 feet to the most Westerly corner of said Block "B"; Thence Southwesterly on a curve to the right having a radius of 705.00 feet and an arc of 110°15'00" to the Southwest corner of said Block "B"; Thence North 07°04'44" East and parallel to the East line of said Block "B" a distance of 4.50 feet; Thence North 89°33'11" East and parallel to the South line of said Block "B" a distance of 70.00 feet to the Southwest corner of said Block "B"; Thence Northwesterly on a curve to the left having a radius of 700.00 feet and an arc of 112°42'24" to the POINT OF BEGINNING.

TRACT B
A part of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:
COMMENCING at the Southwest corner of the Southwest Quarter (SW/4) of Section 24, Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the record plat thereof; Thence North 07°04'44" East a distance of 7.30 feet to the Southwest corner of said Block "B"; Thence Northwesterly on a curve to the left having a radius of 700.00 feet and an arc of 112°42'24" to the POINT OF BEGINNING.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE EXERCISES CARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND		LEGEND		LEGEND		LEGEND		LEGEND		LEGEND		LEGEND		LEGEND	
	BENCHMARK		CLEARCUT		FIBER OPTIC PULL BOX		FLAG POLE		FLOOD WAY		OVERHEAD ELEC		Sec.		B/L Building Limit Line
	4" X 4" CONCRETE		UTILITY POLE		SEWER LINE		SIGN		WATER LINE		OVERHEAD TELE CABLE LINE		N		St. Street
	SET IRON PIN		TRAFFIC CONTROL SIGN		STORM LINE		TRAFFIC CONTROL SIGN		STORM LINE		TELEPHONE LINE		S		Ave. Avenue
	SURVEY MONUMENT		ELECTRIC MANHOLE		TELEPHONE LINE		ELECTRIC MANHOLE		TELEPHONE LINE		TELEPHONE LINE		N		Boulevard
	FOUND 1/2-INCH IRON ROD		SEWER MANHOLE		ELECTRIC LINE		SEWER MANHOLE		ELECTRIC LINE		ELECTRIC LINE		N		POB Point of Beginning
	IRRIGATION CONTROL BOX		STORM MANHOLE		GAS LINE		STORM MANHOLE		GAS LINE		GAS LINE		N		with
	WATER VALVE		FENCE WOOD		GAS METER		FENCE WOOD		GAS METER		GAS METER		N		A/E Across Easement
	FIRE HYDRANT		FENCE CHAIN LINK		ELECTRIC METER		FENCE CHAIN LINK		ELECTRIC METER		ELECTRIC METER		N		U/E Utility Easement
			FENCE WOOD		ELECTRICAL SERVICE CABINET		FENCE WOOD		ELECTRICAL SERVICE CABINET		ELECTRICAL SERVICE CABINET		N		D/E Drains Easement
			FENCE CHAIN LINK		BEARING/DISTANCE - RECORD		FENCE CHAIN LINK		BEARING/DISTANCE - RECORD		BEARING/DISTANCE - RECORD		N		D/E Drains Easement
			FENCE CHAIN LINK		BEARING/DISTANCE - MEASURED		FENCE CHAIN LINK		BEARING/DISTANCE - MEASURED		BEARING/DISTANCE - MEASURED		N		D/E Drains Easement

SW: 5000' BEA. PARKWAY, SUITE 100, OKLAHOMA CITY, OK 73142

ALTA SURVEY

LIGHTHOUSE SPORTS, FITNESS & HEALTH, 3333 W. HEFFNER ROAD, OKLAHOMA CITY, OK

PUD-2034 Exhibit D

CHECKED BY: BARIN L. RABOURN, P.L.S. JOB NUMBER: 192-889 ISSUE DATE: 06/07/19 SHEET: 1 OF 1