

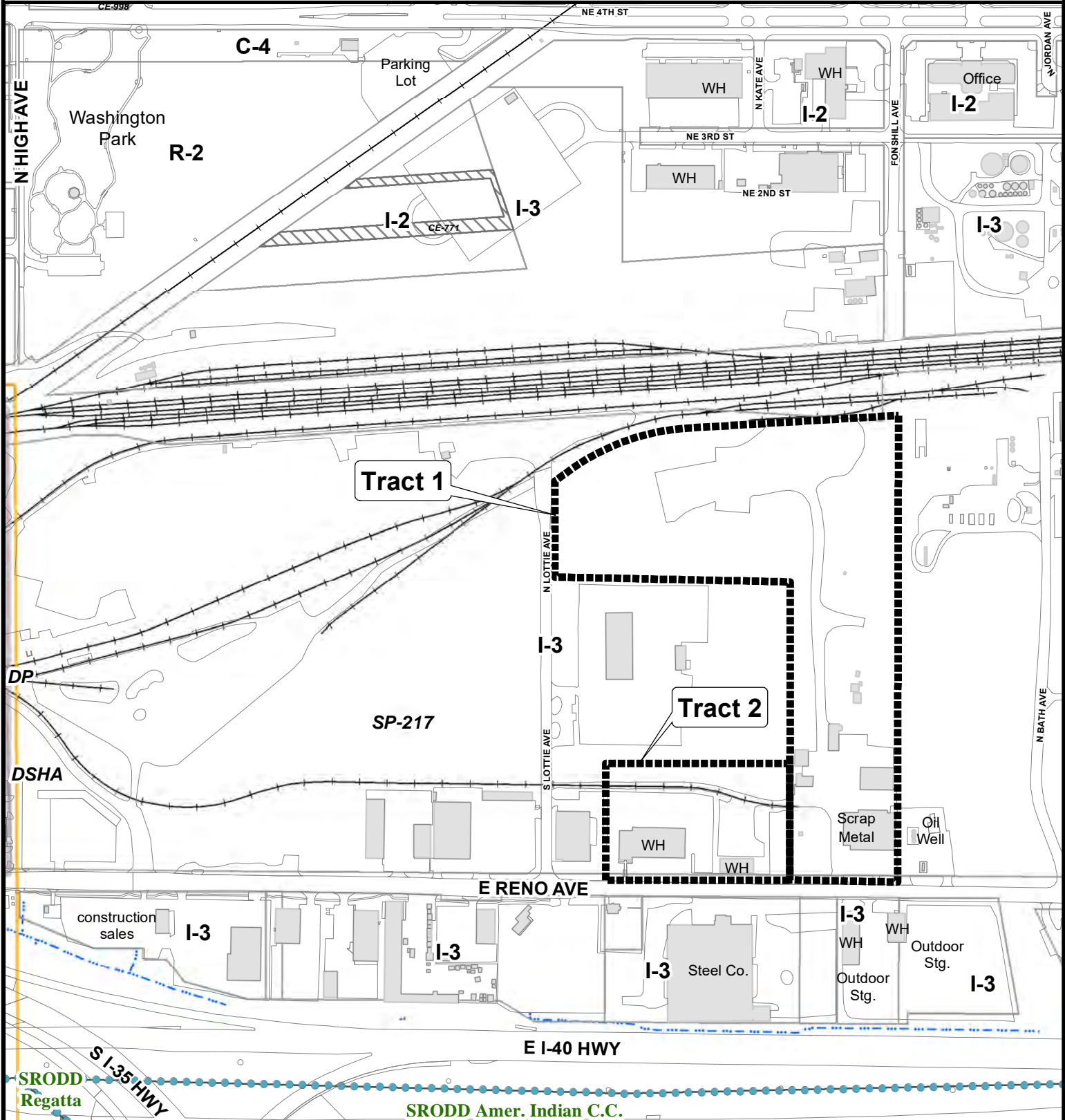
Case No: SP-592

Applicant: 1501 East Reno, LLC and Standard Real Estate Holdings, LLC

Address: 1501 E. Reno Ave. & 1315 E. Reno Ave.

Present Zoning: I-3

Proposed Use: (8350.13) To allow scrap operations.



The City of
OKLAHOMA CITY

Special Permit Application



0 200 400
Feet

Special Permit Program Description

This Special Permit is brought on behalf of the Applicant, Standard Iron & Metal Co., Inc., and Scrap Management Industries, to use the properties located at 1501 E. Reno Ave. and 1315 E. Reno Ave. (collectively referenced as “Property”) as a scrap operation, including scrap of recyclable materials and outdoor storage. Metal products will be shredded on site and delivered to a purchaser.

The Property is surrounded by the following zoning districts and uses:

North: I-3 / Railroad

South: I-3 / Industrial development

East: I-3 / Undeveloped

West: I-3 / Industrial development

The existing structure shall remain, as well as the existing screening to enclose the Property. No other screening shall be necessary given the nature of the area. The following conditions shall also be included with this Application:

Hours of Operation:

- The facility shall be open to the public Monday thru Friday from 7:30 a.m. to 4:30 p.m., and Saturday from 7:30 a.m. to 12:00 p.m.
- The mill will continue to operate until 6:00 p.m. on weekdays and until 6:00 p.m. on Saturday, after public hours
- Maintenance of the equipment after public hours may continue after operation of the mill ceases

All other City, County, State, and Federal regulations shall be met and adhered to.

Tract 1:

A part of the Southwest Quarter (SW/4) of Section THIRTY-FIVE (35), Township TWELVE (12) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southwest Quarter of said Section 35; THENCE North 00°07'32" East, along the East line of said Southwest Quarter, a distance of 33.00 feet to the POINT OF BEGINNING;

THENCE North 88°48'28" West, parallel with the South line of the Southwest Quarter of said Section 35, a distance of 324.96 feet;

THENCE North 00°07'32" East, parallel with the East line of said Southwest Quarter, a distance of 897.73 feet to the Northeast Corner of the tract of land described in WARRANTY DEED recorded in [Book 4802, Page 156](#) of the Oklahoma County Clerk's Office;

THENCE North 88°48'28" West, parallel with the South line of the Southwest Quarter of said Section 35 and along the North line of the tract of land described in said WARRANTY DEED recorded in [Book 4802, Page 156](#), a distance of 710.46 feet to the East Right of Way line of Lottie Avenue;

THENCE North 00°12'32" East, along the East Right of Way line of Lottie Avenue, a distance of 288.61 feet;

THENCE North 53°22'32" East a distance of 31.52 feet to a point of curvature;

THENCE Northeasterly along a curve to the right having a radius of 686.27 feet (said curve subtended by a chord bearing North 69°28'33" East a distance of 403.56 feet) and an arc distance of 409.63 feet to a point of intersection with a tangent curve;

THENCE North 86°34'32" East a distance of 633.13 feet to a point on the East line of the Southwest Quarter of said Section 35;

THENCE South 00°07'32" West, along the East line of said Southwest Quarter of said Section 35, a distance of 1406.00 feet to the POINT OR PLACE OF BEGINNING.

Tract 2:

A tract of land being a part of the South Half (S/2) of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at a point 324.64 feet West of the Southeast corner of the Southwest Quarter (SW/4) of said Section 35;

Thence North 01°04' West a distance of 33.02 feet to the Point or Place of Beginning;

Thence North a distance of 353.00 feet;

Thence West a distance of 555.00 feet;

Thence South a distance of 353.00 feet; Thence

East a distance of 555.00 feet to the Point or Place of Beginning.

ITEMS CORRESPONDING TO SCHEDULE B-II

- 18 Unrecorded pipe line license dated March 1, 1932 executed by Missouri-Kansas-Texas Railroad Company in favor of Operators Oil Corporation, as evidenced by Assignment of Right of Ways to Surray Oil Company recorded in Book 240, page 291, assigned to Standish Pipe Line Company by Assignment recorded in Book 465, page 155, Standish Pipe Line Company, now known as Phillips 66 Pipeline LLC, by various changes of name as evidenced by Certificates recorded in Book 4163, page 1171 and in Book 9923, page 1075 and conversion Certificate No. 19035390002 April 20, 2012 in the office of the Oklahoma Secretary of State, as to Tract 1 only. **Not shown, blanket in nature over the subject property.**
- 9 Right of Way Grant Gas Pipeline in favor of General Fuel Corporation in Book 1312, page 81, as amended by Partial Release of Right of Way recorded in Book 1987, page 193. **Shown hereon.**
- 14 Easement in favor of The City of Oklahoma City recorded in Book 1638, page 21, as to Tract 1 only. **Shown hereon.**
- 1 Right of Way in favor of Missouri-Kansas-Texas Railroad Company recorded in Book 1359, page 548. **Shown hereon.**
- 12 Easement in favor of City of Oklahoma City recorded in Book 1532, page 444, as to Tract 1 only. **Shown hereon.**
- 13 Easement in favor of City of Oklahoma City recorded in Book 1988, page 262. **Shown hereon.**
- 14 Easement in favor of Oklahoma City recorded in Book 4028, page 1206, as to Tract 1 only. **Shown hereon.**
- 6 General Conveyance recorded Book 5429, page 9 to Mega Natural Gas Company, as assigned to Midstates Natural Gas Company by General Conveyance Deed and Bill of Sale recorded in Book 5651, page 1763, as to Tract 1 only. **Not shown, blanket in nature over the subject property.**
- 18 Unrecorded License dated May 15, 1957, executed by Missouri-Kansas-Texas Railway Company in favor of Midland Cooperatives, assigned to John Rankin by Assignment of Rights of Way, Leases, Licenses and Permits recorded in Book 6245, page 1181, in which certain rights were reserved by Phillips Petroleum Company, Assignment of Rights of Way, Leases, Licenses and Permits recorded in Book 6321, page 589 executed by John Rankin in favor of Walnut Grove Salt Water Disposal, Inc., as to Tract 1 only. **Not shown, blanket in nature over the subject property.**
- 17 Unrecorded right of way dated May 20, 1938, executed by Missouri-Kansas-Texas Railroad Company in favor of Phillips Petroleum Company, as assigned to Phillips 66 Company by Assignment and Assumption and Bill of Sale recorded in Book 11928, page 1203, as to Tract 1 only. **Not shown, blanket in nature over the subject property.**
- 18 Roadway Easement between Albert Skalovsky, Trustee of the Estate of Sam Skalovsky and Missouri-Kansas-Texas Railroad Company recorded in Book 5322, page 855, as to Tract 1 only. **Shown hereon.**
- 19 Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 4412, page 71, assigned to ONE Gas, Inc. by Assignment and Assumption of Real Property Interests recorded in Book 12813, page 1406, as to Tract 1 only. **Shown hereon; easement is not located within subject property.**
- 21 Easement in favor of the City of Oklahoma City recorded in Book 4603, page 1496, as to Tract 1 only. **Shown hereon.**
- 21 Report of Commissioners for Permanent Easement in favor of the City of Oklahoma City recorded in Book 4881, page 408. **Shown hereon.**
- 22 Easement in favor of the City of Oklahoma City recorded in Book 5449, page 1052, as to Tract 1 only. **Shown hereon.**
- 23 Easement in favor of the City of Oklahoma City recorded in Book 7458, page 1770, as to Tract 1 only. **Shown hereon.**
- 24 Contract dated June 6, 1984 between the City of Oklahoma City and Phillips Petroleum Company as evidenced by and assigned to GPM Gas Company, LLC by Special Warranty Assignment of Agreements recorded in Book 7824, page 1402, as to Tract 1 only. **Not shown, blanket in nature over the subject property.**
- 25 Notice of Supplemental Final Order and Judgment, which establishes a 16 1/2 foot wide easement in favor of AT&T Corp. and AT&T Communications-East, Inc., recorded in Book 10993, page 1796, as to Tract 1 only. **Not shown, blanket in nature over the subject property.**
- 26 Easement in favor of Oklahoma Gas and Electric Company recorded in Book 12286, page 1740, as to Tract 1 only. **Shown hereon.**
- 27 Easement in favor of Oklahoma Gas and Electric Company recorded in Book 12286, page 1743, as to Tract 1 only. **Shown hereon.**
- 28 Certificate of No Action Necessary and Land Use Disclosure recorded in Book 14689, page 380, as to Tract 1 only. **Not shown, does not affect.**
- 29 Private Road Crossing Contract between Missouri-Kansas-Texas Railroad Company and The Chief Realty Company dated September 15, 1971, disclosed by the General Warranty Deed recorded in Book 4538, page 403, as to Tract 2 only. **Not shown, blanket in nature over the subject property.**
- 30 Easement in favor of the City of Oklahoma City recorded in Book 5449, page 1047, as to Tract 2 only. **Shown hereon.**
- 31 Industrial Lease dated March 17, 2006, as amended, to Advanced Drainage Systems, Inc., disclosed by the Memorandum of Lease recorded in Book 15313, page 534, as to Tract 2 only. **Not shown, blanket in nature over the subject property.**

UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise 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 does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
LIGHT POLE
GUY ANCHOR
ELECTRIC METER
ELECTRIC BOX
ELEC. TRANSFORMER
ELEC. MANHOLE
ELEC. PEDESTAL
ELEC. PULL BOX
SPOT LIGHT
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
STORM SEWER MANHOLE
TELEPHONE MARKER
TELEPHONE RISER
TELEPHONE MANHOLE
TELEPHONE PULL BOX
CABLE TV PEDESTAL
CABLE TV MARKER
CABLE TV PULL BOX
FIBER OPTIC MARKER
IRRIGATION CONTROL VALVE
SPRINKLER HEAD
BOLLARD
FIRE DEPARTMENT CONNECT
PROPANE TANK
WATER LINE
GAS LINE
SANITARY SEWER LINE
TELEPHONE LINE
ELECTRIC LINE
OVERHEAD POWERLINE
BARBED WIRE FENCE
IRON FENCE
S.I.P.-SET IRON PIN
F.I.P.-FOUND IRON PIN
B.U.L.-BUILDING LIMIT LINE
NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WAGNERS BOTH BEING STAMPED "GOLDEN CA 7563" UNLESS NOTED OTHERWISE
- GAS METER
GAS VALVE
GAS MARKER
OIL PIPELINE MARKER
SIGN
FIRE HYDRANT
WATER MANHOLE
WATER VALVE
WATER METER
DOWN SPOUT
AIR CONDITIONER
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
PEDESTRIAN CROSSING SIGNAL
GREASE TRAP
MAIL BOX
FLAG POLE
SECTION CORNER
QUARTER CORNER
SET IRON PIN W/CAP
SET MAG NAIL W/WASHER
FOUND MONUMENT
RIGHT OF WAY MARKER
TREE
BUSH
YARD HYDRANT/SPICKET
BENCHMARK
F.O. F.O. FIBER OPTIC LINE
PROPERTY LINE
LOT LINE
EASEMENT LINE
SECTION LINE
CHAIN LINK FENCE
WOOD PANEL FENCE
MASONRY FENCE
CGMP-CORRUGATED METAL PIPE
RCP-REINFORCED CONCRETE PIPE
U/E-UTILITY EASEMENT

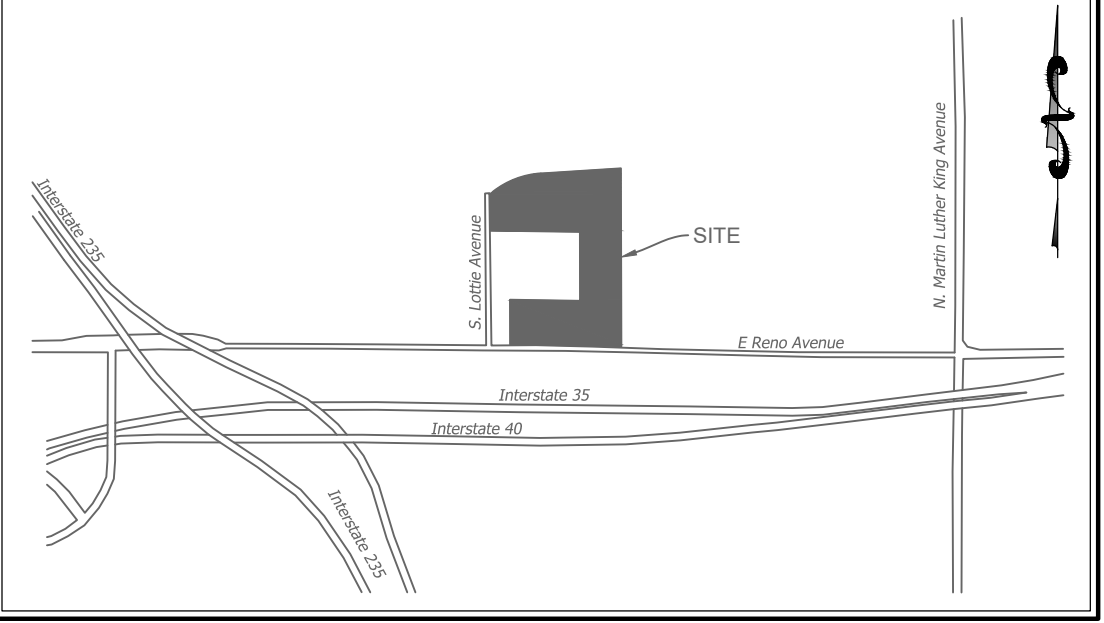
FLOOD NOTE

Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located entirely within an area having a Zone Designation "X" (Shaded) by FEMA, on Flood Insurance Rate Map No. 40109C0305H, dated 12/18/2009, and is not in a special flood hazard area. No field surveying was performed to determine this zone.

ZONING INFORMATION

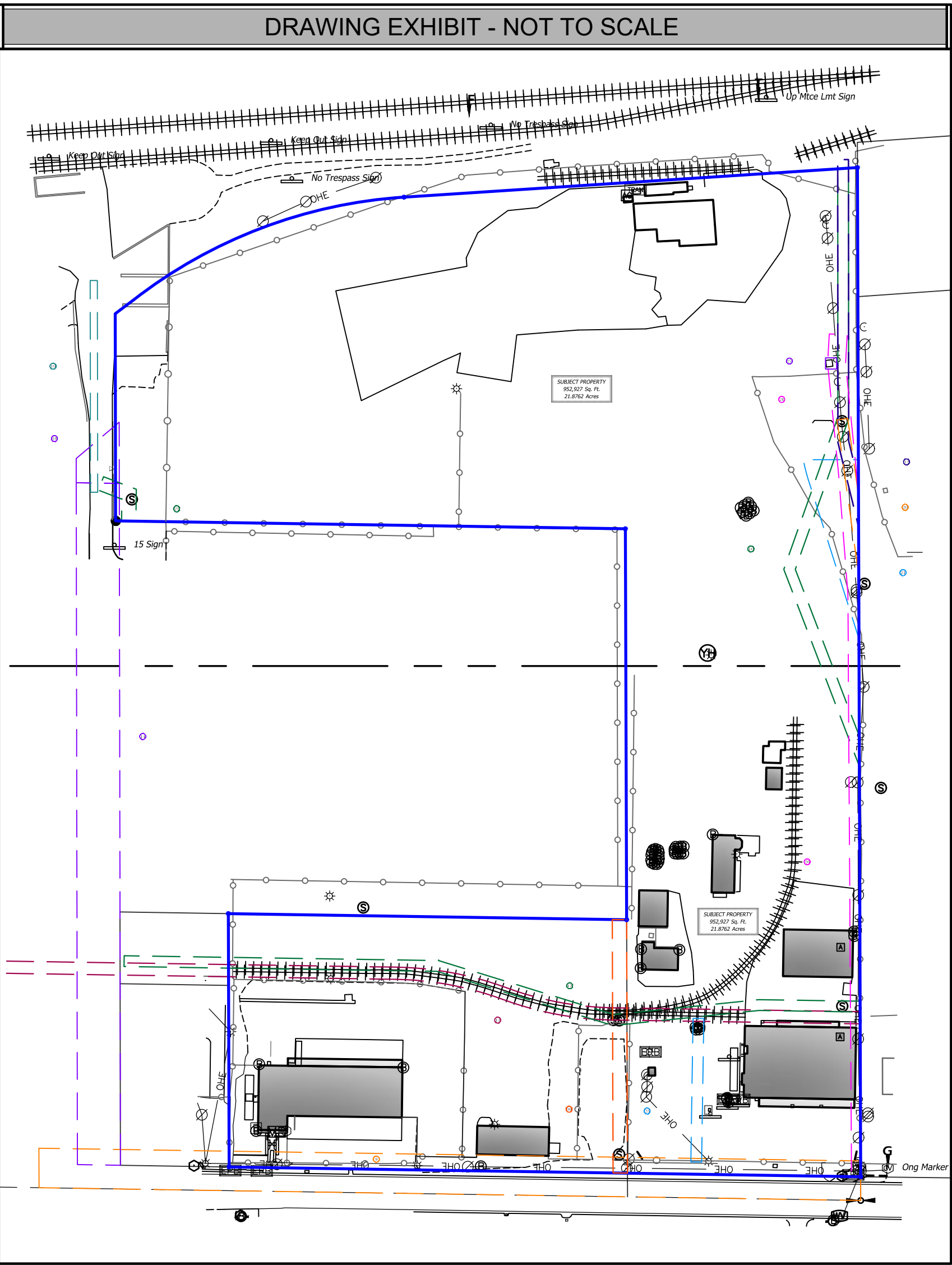
Pursuant to Table A Items 6(a) and 6(b), the surveyor was not provided with a zoning report or letter and is therefore unable to address this item.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1 Survey prepared by Golden Land Surveying, 4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120, (405) 802-7883, troy@goldens.com.
- MN2 Pursuant to Table A Item 2, The address of 1315 & 1501 E. Reno Avenue, Oklahoma City, Oklahoma 73117 was posted on signage on the surveyed property.
- MN3 Pursuant to Table A Item 4, The surveyed property contains a total area of 952.927 Sq. Ft. or 21.8762 Acres, more or less.
- MN4 Only observable surface and above ground structures were located. No underground improvements, such as foundation footings, located. All dimensions shown are in feet and decimals thereof.
- MN5 The Property has direct access to E. Reno Avenue, being a dedicated public street.
- MN6 Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces for a total of 0.
- MN7 Pursuant to Table A Items 10, There are no division or party walls with respect to adjoining properties.
- MN8 Pursuant to Table A Item 13, Adjoiner information shown hereon was obtained from the county's property appraiser web site.
- MN9 The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of Lott Avenue and E. Reno Avenue is located 151.5' from the SW corner of subject property.
- MN10 Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- MN11 Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- MN12 Pursuant to Table A Item 18, Plottable easement or servitudes provided to the surveyor are shown hereon.
- MN13 At the time of the survey, there was no observed evidence of substantial areas of refuse.
- MN14 Ownership of fences, if any, was not determined under the scope of this survey.
- MN15 At the time of this survey, there was no observable evidence of site use as a burial ground or cemetery.
- MN16 The parcels are contiguous along their common boundary lines with no gaps, gores or strips.
- MN17 A assumed bearing of North 89° 06' 48" West as the South line of the SW/4 per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- MN18 All unit of measurements are US Survey feet (Ground).



PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
12/20/2023	CLIENT COMMENTS		
1/11/2024	NETWORK COMMENTS		
FIELD WORK:	DRAFTED: BT	CHECKED BY: TD	FB & PG:

SIGNIFICANT OBSERVATIONS

- A Multiple Buildings cross Overhead Electric Easement.
- B In the northwest corner there is a portion of land being used as storage for gravel & sand.
- C No Easement disclosed for overhead electric line along the southern boundary of Tracts 1 & 2.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

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Thence North a distance of 353.00 feet;

Thence West a distance of 555.00 feet;

Thence South a distance of 353.00 feet;

Thence East a distance of 555.00 feet to the Point or Place of Beginning.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by First American Title Insurance Company, Commitment No. OKFA23-4493, Dated November 4, 2023.

ALTA/NSPS LAND TITLE SURVEY

for
1501 E. Reno Ave
NV5 Project No. 202304317-001

1315 & 1501 E. Reno Avenue, Oklahoma City, OK 73117

Based upon Title Commitment No. OKFA23-4493
of First American Title Insurance Company
Bearing an effective date of November 4, 2023
Surveyor's Certification

To: Scrap Management Oklahoma, Inc.; First American Title Insurance Company; and Bock & Clark Corporation, an NV5 Company:

This is to certify that this map or plat 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on 12/06/2023.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.

Troy Dee
Registration No. 7263
In the State of Oklahoma
Date of survey: January 18, 2024
Date of last revision: January 11, 2024
Network Project No. 202304317-001 CMP
October 11, 2024
Golden Job No: 232180

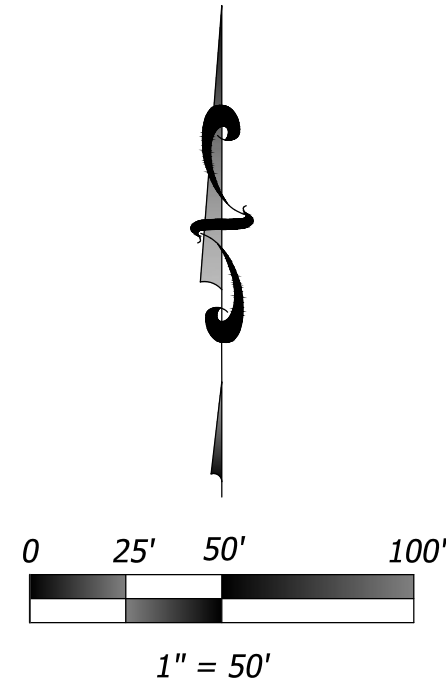
Prepared By
GOLDEN LAND SURVEYING

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



OWNER: UNION PACIFIC
RAILROAD COMPANY
APN: R133604000

(19)
10' OWG Easement
Book 4112, Page 71

(R/JN 00°12'32" E 288.61'
(M/JN 00°05'48" W 288.61'

(18)
60' Roadway Easement
Book 5302, Page 855

LOTTE AVENUE
80' Concrete Paving

(5)
20' Sewer & Utility Easement
Book 5449, Page 1025

F.I.P. #3 W/Cap
75" 148ER LS 1006"

15' Sign

(11)
60' Road & Utility Easement
Book 4026, page 1206

L=409.63', R=686.27'
CH B=N69°10'13"E CH=403.58'
(R/JN 69°28'33" E 403.58'

Keep Out Sign

No Trespass Sign

No Trespass Sign

SUBJECT PROPERTY
952,927 Sq. Ft.
21.8762 Acres

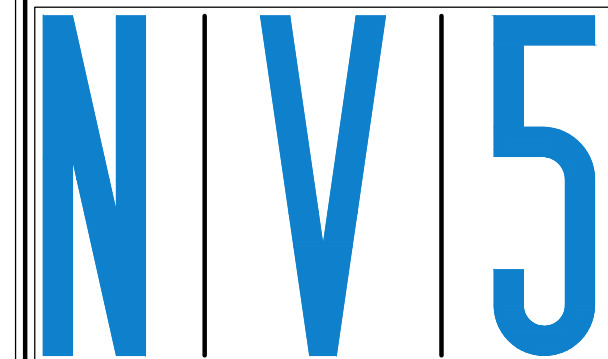
OWNER: CT MANAGEMENT INC.
APN: R133604610

(R/JN 00°07'32" E 544.73'
(M/JN 00°10'48" W 544.73'

OWNER: 1501 EAST RENO LLC
APN: R133604650

OWNER: OKLAHOMA
GAS GATHERING LLC
APN: R133601015

OWNER: NORTHGUTT
JACOBS PROPERTIES INC.
APN: R133601000



ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

1501 E. Reno Ave

DATE OF FIELD SURVEY: 12/06/2023

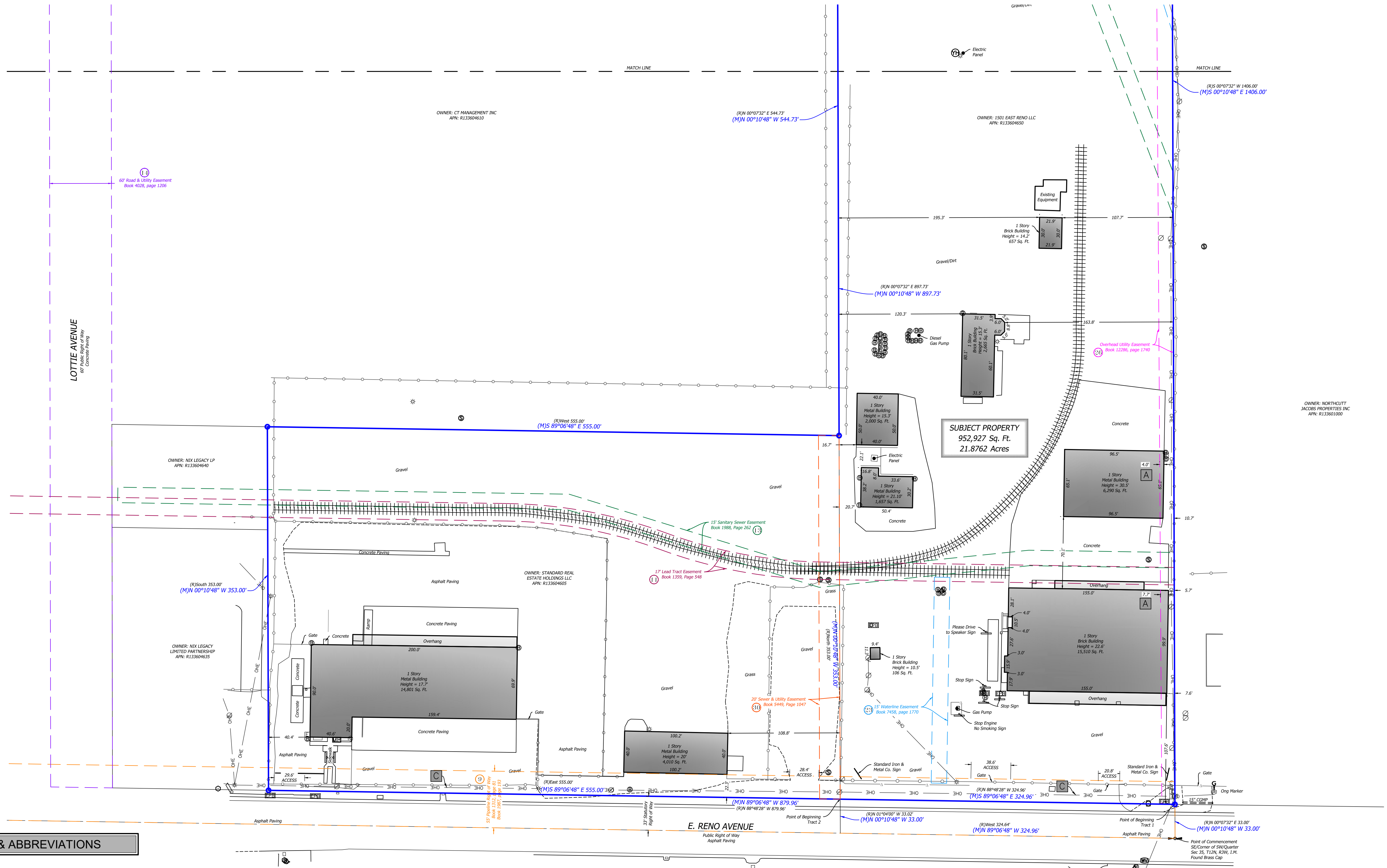
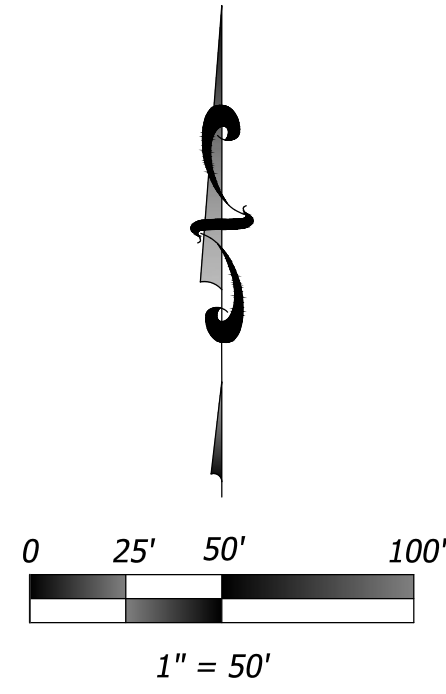
NETWORK PROJECT NUMBER: 202304317-001

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

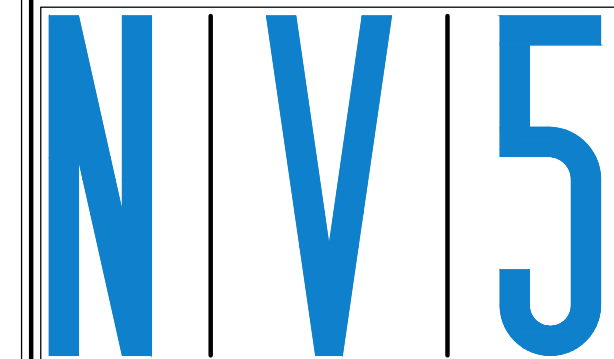
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



LEGEND OF SYMBOLS & ABBREVIATIONS

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS
WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263" UNLESS NOTED OTHERWISE



ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
1501 E. Reno Ave

DATE OF FIELD SURVEY: 12/06/2023

NETWORK PROJECT NUMBER: 202304317-001

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

www.bockandclark.com maywelpyou@bockandclark.com www.nv5.com