

*To be published in The Journal Record on or before Friday, December 28, 2018:*

**NOTICE TO THE PUBLIC OF TWO PUBLIC HEARINGS REGARDING THE  
PROPOSED CITY OF WARR ACRES ECONOMIC DEVELOPMENT PROJECT  
PLAN**

Pursuant to the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* (“Act”), notice is hereby given to all interested persons that the City Council of the City of Warr Acres will hold two public hearings regarding the City of Warr Acres Economic Development Project Plan (“Project Plan”), which establishes four potential new ad valorem increment districts (collectively, “Increment Districts”). The date of creation for each of the proposed Increment Districts are proposed to be deferred for a period of up to ten years.

The first public hearing will be held in the Council Chambers at Warr Acres City Hall, 5930 Northwest 49<sup>th</sup> Street, Warr Acres, Oklahoma, at 6:00 p.m. on Tuesday, January 15, 2019, and will be for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Project Plan and Increment Districts. The second public hearing will be held in the Council Chambers at Warr Acres City Hall, 5930 Northwest 49<sup>th</sup> Street, Warr Acres, Oklahoma, at 6:00 p.m. on Wednesday, January 23, 2019, and will be for the purpose of giving members of the public an opportunity to be heard prior to any vote on the proposed Project Plan and Increment Districts.

The Project Plan is a project plan as defined under the Act. The project is being undertaken by the City of Warr Acres (“City”) in order to provide an economic structure and funding mechanism authorized by the Act for a substantial portion of the local public investment necessary to generate private investment in the Project Area and revitalize the City’s North MacArthur Boulevard corridor. Public investments are planned for approved public infrastructure and development financing assistance. Funding for the public investment is expected to be generated by the implementation of the four Increment Districts. No new or increased taxes are involved.

A draft of the proposed Project Plan and Financial Impacts Report may be reviewed by any person interested, in the Office of the City Clerk, Warr Acres City Hall, 5930 Northwest 49<sup>th</sup> Street, Warr Acres, Oklahoma, during normal business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, and at the following web address on or after 5:00 p.m. on Friday, December 28, 2018: <https://www.warracres-ok.gov/>

The proposed project area (“Project Area”) can be generally described as the areas along North MacArthur Boulevard from the City’s southern boundary line to the northern boundary of the City’s Town Center Revitalization Area (approx. MacArthur and NW 56<sup>th</sup> Street), plus some undeveloped or underdeveloped land at commercial nodes centered around the intersection of North MacArthur Boulevard and Northwest 63<sup>rd</sup> Street, and along the south side of Northwest 72<sup>nd</sup> Street between Comanche Avenue and Cherokee Plaza. The specific boundaries of the Project Area are:

A part of the Southeast Quarter of Section Nine (9), a part of the Southwest Quarter of Section Ten (10), a part of the Northwest Quarter of Section Fifteen (15) and a part of the

Northeast Quarter of Section Sixteen (16), all being located in Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by metes and bounds as follows: BEGINNING at the northwest corner of the southwest quarter of said Section 10, also being the intersection of centerlines of NW 58th Street and North MacArthur Boulevard; THENCE Easterly, along the north line of said southwest quarter, and the centerline of NW 58th Street, a distance of 250.00 feet to a point of intersection with the projected east line of Lot 22, Block 1, of Warr Acres Second Addition; THENCE Southerly, along said projected line and the east lines of Lots 22 and 21, and crossing Northwest 57th Street and along the east line of Lot 34, Block 8, of said Warr Acres Second Addition, to the southeast corner of said Lot 34 also being a point on the north line of Lot 33 of said Block 8; THENCE Easterly, along said north line, a distance of 50.00 feet to the northeast corner of said Lot 33; THENCE Southerly, along the east lines of Lots 33 through 19 inclusive of said Block 8, and the projection of said lines, to the south right of way line of NW 51st Street; THENCE Easterly, along said south right of way line, a distance of 70.00 feet to the intersection with the projected west line of Lot 18, Block 6 of said Warr Acres Second Addition; THENCE Southerly, along said projected west line a distance of 7.00 feet to the northwest corner of said Lot 18; THENCE Easterly, along the north line of said Lot 18 a distance of 160.00 feet to the northeast corner of said Lot 18; THENCE Southerly, along the east lines of Lot 18 and Lot 17 of said Block 6, a distance of 200.00 feet to the northwest corner of Lot 15 of said Block 6; THENCE Easterly, along the north lines of Lots 15 through 10 inclusive, of said Block 6 to the northeast corner of said Lot 10 said point also being a point on the west line of Lot 8 of said Block 6; THENCE Northerly, along the west line of said Lot 8, a distance of 50.00 feet to the northwest corner of said Lot 8; THENCE Easterly, along the north line and the projected north line of said Lot 8, to a point of intersection with the centerline of Grove Avenue; THENCE Southerly, along the centerline of said Grove Avenue, a distance of 183.00 feet, more or less, to a point of intersection with the south line of the Southwest Quarter of said Section 10; THENCE Easterly, along said south line, a distance of 1127.97 feet, more or less, to a point 224.00 feet west of the southeast corner of the Southwest Quarter of said Section 10; THENCE Northerly, parallel with the east line of said Southwest Quarter, a distance of 329.00 feet; THENCE Easterly, parallel with the south line of said Southwest Quarter, a distance of 224.00 feet to a point on the east line of said Southwest Quarter; THENCE Southerly, along said east line, a distance of 329.00 feet to the southeast corner of said Southwest Quarter, said point also being the northeast corner of the Northwest Quarter of Section 15, Township 12 North, Range 4 West; THENCE continuing Southerly, along the east line of said Northwest Quarter, a distance of 194.55 feet to a point of intersection with the projected south line of Block 2, of Schneider Subdivision of Block 2 of Cockrell's Plain View Addition; THENCE Westerly, parallel with the north line of said Northwest Quarter, to a point of intersection with the centerline of Grove Avenue; THENCE Southerly, along said centerline, a distance of 161.55 feet, more or less to a point of intersection with the projected north line of Block 2 of Russell's Addition; THENCE Westerly, along said projected line and the north line of said Block 2, to a point of intersection with the centerline of St. Charles Street as shown on the plat of said Russell's Addition; THENCE Southerly, along said centerline, a distance of approximately 345.35 feet to a point of intersection with the projected north line of Block 1, of Stumpf's Addition; THENCE Westerly, along said projected line and the north line

of said Block 1, a distance of 425.00 feet, more or less, to the northeast corner of Lot 6 of said Block 1; Thence Southerly, from the northeast corner of said Lot 6, to the southeast corner of Lot 7, in Block 3 of said Stumpff's Addition, said point also being the southwest corner of Lot 5 of said Block 3; THENCE Easterly, along the south line of Lot 5 and Lot 4 in said Block 3, a distance of approximately 97.00 feet to the northwest corner of Lot 4 of the Re-Subdivision of a part of Lots 10 and 13 of Cockrell's Premier Addition; THENCE Southerly, along the west lines of Lots 4 through 7, both inclusive, of the Re-Subdivision of said Lots 10 and 13, to the southwest corner of said Lot 7, said point also being a point on the north line of Lot 14 of said Cockrell's Premier Addition; THENCE Easterly, along the north line of said Lot 14, to the northeast corner of said Lot 14; THENCE Southerly, along the east lines and projected east lines of Lots 14, 17 and 21 of said Cockrell's Premier Addition, to a point of intersection with the south line of the Northwest Quarter of said Section 15, said point being the centerline of N.W. 42nd Street; THENCE Westerly, along said centerline, 174.00 feet, more or less to the intersection of the west line of Lot 19 extended of Block 1, PUTNAM CITY ADDITION and N.W. 42nd Street; THENCE Southerly, along the west line of said Lot 19, to the Northwest corner of Lot 22, Block 1 of PUTNAM CITY ADDITION; THENCE Easterly along the North lines of Lots 22 and 21, Block 1, PUTNAM CITY ADDITION to the Northeast corner of said Lot 21, also being a point on the West right-of-way line of St. Charles Boulevard; THENCE Southerly, along said West right-of-way to the Southeast corner of said Lot 21; THENCE continuing Southerly to the Northeast corner of Lot 20, Block 12, PUTNAM CITY ADDITION, also being a point on the South right-of-way line for N.W. 41st Street; THENCE East, along said South right-of-way line, 494.00 feet, more or less to the Northwest corner of Lot 1, Block 13, PUTNAM CITY ADDITION; THENCE South, along the West line of Lots 1 and 2, Block 13, PUTNAM CITY ADDITION to the Southwest corner of said Lot 2; THENCE East, along the South line of said Lot 2 to the Southeast corner of said Lot 2, also being a point on the West right-of-way line for Grove Avenue; THENCE South, along said West right-of-way line to the Southeast corner of Lot 4, Block 13, PUTNAM CITY ADDITION, also being a point on the South line of said Block 13; THENCE West, along said South line, 576.00 feet, more or less to a point on the centerline of St. Charles Boulevard; THENCE South, along said centerline, 557.00 feet, more or less to a point on the centerline of N.W. 39th Expressway; THENCE East, along said centerline, 2047.00 feet, more or less to a point on the centerline of Ann Arbor Avenue; THENCE South, along said centerline, 414.00 feet, more or less to the intersection of Ann Arbor Avenue and the centerline of N.W. 38th Street; THENCE West, along the centerline of N.W. 38th Street, 1420.00 feet, more or less to the centerline of Grove Avenue; THENCE South, along the centerline of Grove Avenue 200.00 feet, more or less to the intersection of Grove Avenue and the South line of Lot 2 extended, Block 53, PUTNAM CITY ADDITION; THENCE West, along the South line of Lots 2 and 34 thru 20, Block 53 to the Southeast corner of Lot 20, Block 52, also being a point on the West right-of-way line for St. Charles Avenue; THENCE South, along said West right-of-way line, 160.00 feet, more or less to the Southeast corner of Lot 21, Block 52, along being a point on the South line of said Block 52; THENCE West, along said South line to the Southwest corner of Lot 31, Block 52; THENCE South, along the East line of Lot 9 and 32, Block 63, PUTNAM CITY ADDITION to the Southeast corner of Lot 32, also being a point on the South line of said Block 63; THENCE West, along said South line 263.00 feet, more or less to the intersection

of N. MacArthur Boulevard and the South line of Block 63 extended; THENCE South, along the centerline of MacArthur Boulevard, 982.00, more or less; THENCE West 451.00 feet; THENCE North 175.00 feet; THENCE West 154.00 feet to a point on the East line of Lot 1, BARKOW'S ADDITION; THENCE North 65.00 feet, more or less to the Northeast corner of Lot 1, BARKOW'S ADDITION; THENCE East 205.00 feet; THENCE North 208.00 feet; THENCE East 178.00 feet; THENCE North 150.00 feet; THENCE West 114.00 feet; THENCE North 359.00 feet, more or less to a point on the North right-of-way line of N.W. 36th Street; THENCE West, along said North right-of-way line 359.00 feet, more or less to the East right-of-way line for Hammond Avenue; THENCE North 359.00 feet; THENCE West 25.00 feet; THENCE North 500.00 feet; THENCE East 60.00 feet; THENCE North 472.00 feet to the intersection of Hammond Avenue and the South right-of-way line extended of N.W. 40th Street; THENCE East along said South right-of-way line to the 973.00 feet; THENCE Northeasterly to the Southwest corner of Lot 8, SMYTHE PLACE ADDITION, also being a point on the North right-of-way line of N.W. 40th Street; THENCE North to the centerline of N.W. 42nd Street; THENCE West 60.00 feet; THENCE Northerly, parallel with the east line of said Northeast Quarter, to a point of intersection with the centerline of N.W. 49th Street; THENCE Westerly, along said centerline, to a point of intersection with the centerline of Hammond Avenue; THENCE Southerly, along said centerline approximately 30.00 feet, to a point of intersection with the projected south line of Lot 1, Block 4 of Ferguson's Park Addition; THENCE Westerly, along said projected line and the south lines of Lots 1 through 6 both inclusive of said Block 4, to a point of intersection with the centerline of Redmond Avenue; THENCE Northerly, along the centerline of Redmond Avenue, a distance of approximately 495.00 feet to a point on the north line of said Northeast Quarter; THENCE Westerly, along said north line, to a point 528.00 feet east of the southwest corner of the Southeast Quarter of Section 9, Township 12 North, Range 4 West; THENCE Northerly, parallel with the west line of the Southeast Quarter of said Section 9, a distance of 165.00 feet; THENCE Westerly, parallel with the south line of said Southeast Quarter, a distance of 87.00 feet; THENCE Northerly, parallel with the west line of said Southeast Quarter, a distance of 495.00 feet; THENCE Easterly, parallel with the south line of said Southeast Quarter, to a point of intersection with the centerline of Hammond Street; THENCE Southerly, along said centerline, to a point of intersection with the projected north line of Lot 13, in Block 1, of Warr Acres Addition; THENCE Easterly, along said projected line and the north lines of Lots 13 through 19 inclusive of said Block 1, to the northeast corner of said Lot 19, said point also being a point on the west line of Lot 3 of said Block 1; THENCE Northerly, parallel with and 329.50 feet west of and perpendicular to the east line of said Southeast Quarter, to a point on the north line of said Southeast Quarter; THENCE Easterly, along said north line, a distance of 329.50 feet to the POINT OF BEGINNING.

AND

BEGINNING at the Northwest corner of Lot 3, ACRES ADDITION (Unrecorded); THENCE South  $00^{\circ}11'23''$  East a distance of 280.00 feet; THENCE South  $89^{\circ}49'52''$  West a distance of 711.87 feet; THENCE South a distance of 378.25 feet; THENCE North  $89^{\circ}43'46''$  West a distance of 357.72 feet; THENCE North  $13^{\circ}39'44''$  West a distance of 642.70 feet; THENCE North  $38^{\circ}59'49''$  West a distance of 166.96 feet; THENCE South

89°48'37" West a distance of 300.00 feet; THENCE North 03°19'35" East a distance of 358.71 feet; THENCE North 00°11'23" West a distance of 251.97 feet; THENCE North a distance of 2.95 feet; THENCE East a distance of 890.08 feet; THENCE South 00°11'27" East a distance of 457.45 feet; THENCE East a distance of 261.58 feet; THENCE South 47°23'31" East a distance of 224.86 feet; THENCE South 30°46'13" East a distance of 114.90 feet; THENCE North 89°48'37" East a distance of 228.11 feet to the POINT OF BEGINNING.

AND

COMMENCING at the intersection of NW 72nd Street and N. Comanche Avenue; THENCE Southeast, along the centerline of NW 72nd Street, a distance of 15 feet to the POINT OF BEGINNING; THENCE South 15°49'13" West a distance of 246.37 feet; THENCE South 82°46'52" West a distance of 348.72 feet; THENCE West a distance of 330.82 feet; THENCE North 05°03'37" West a distance of 233.74 feet; THENCE North 05°46'22" East a distance of 214.17 feet; THENCE North 23°53'36" East a distance of 247.42 feet; THENCE South 45°45'09" East a distance of 161.14 feet; THENCE South 62°07'59" East a distance of 596.55 feet to the POINT OF BEGINNING.

The boundaries of the four Increment Districts, whose dates of creation are proposed to be deferred for a period of up to ten years, are:

#### Increment District A

BEGINNING at the intersection of MacArthur Boulevard and NW 39th Expressway; THENCE South approximately 480 feet; THENCE East approximately 570 feet to the center of North St. Charles Street; THENCE South, along the centerline of North St. Charles Street to the intersection of NW 37th Street; THENCE West, along the centerline of NW 37th Street to the intersection of MacArthur Boulevard; THENCE South, along the centerline of MacArthur Boulevard to the intersection of NW 36th Street; THENCE West, along the centerline of NW 36th Street to the centerline of N. Hammond Avenue; THENCE North, along the centerline of N. Hammond Avenue to the intersection of NW 37th Street; THENCE East, along the centerline of NW 37th Street to the intersection of N. MacArthur Boulevard; THENCE North, along the centerline of N. MacArthur Boulevard to the intersection of NW 38th Street; THENCE West, along the centerline of NW 38th Street approximately 430 feet; THENCE North approximately 550 feet to the centerline of NW 39th Expressway; THENCE East, along the centerline of NW 39th Expressway, approximately 430 feet to the POINT OF BEGINNING.

#### Increment District B

BEGINNING at the intersection of N. MacArthur Boulevard and NW 42nd Street; THENCE West approximately 250 feet; THENCE North approximately 2160 feet to the centerline of NW 49th Street; THENCE West, along the centerline of NW 49th Street to the center of N. Hammond Avenue; THENCE West approximately 650 feet to the centerline of N. Redmond Avenue; THENCE North along the centerline of N. Redmond

Avenue approximately 470 feet to the North right-of-way line of NW 50th Street; THENCE West approximately 115 feet; THENCE North approximately 200 feet; THENCE West approximately 70 feet; THENCE North approximately 480 feet; THENCE East approximately 870 feet; THENCE South approximately 660 feet to the North right-of-way line of NW 50th Street; THENCE East, along said North right-of-way line, approximately 980 feet; THENCE North approximately 2575 feet to the centerline of NW 58th Street; THENCE East, along the centerline of NW 58th Street, approximately 570 feet; THENCE South approximately 490 feet; THENCE East approximately 50 feet; THENCE South approximately 1700 feet to the centerline of NW 51st Street; THENCE East, along the centerline of NW 51st Street, approximately 250 feet to the centerline of N. Hammond Drive; THENCE South approximately 200 feet; THENCE East approximately 600 feet; THENCE North approximately 115 feet; THENCE East approximately 190 feet to the centerline of N. Grove Avenue; THENCE South, along said centerline, approximately 290 feet to the North right-of-way line of NW 50th Street; THENCE East, along said North right-of-way line, approximately 1070 feet; THENCE North approximately 375 feet; THENCE East approximately 215 feet to the centerline of N. Ann Arbor Avenue extended; THENCE South, along N. Ann Arbor Avenue extended, approximately 585 feet; THENCE West approximately 1300 feet to the centerline of N. Grove Avenue; THENCE South, along said centerline, approximately 140 feet; THENCE West approximately 660 feet to the centerline of N. St. Charles Street extended; THENCE South, along said centerline extended, approximately 330 feet; THENCE West approximately 410 feet; THENCE South approximately 630 feet; THENCE East approximately 100 feet; THENCE South approximately 230 feet to the centerline of NW 45th Street extended; THENCE East, along said centerline extended approximately 775 feet; THENCE South approximately 415 feet; THENCE West approximately 470 feet; THENCE South approximately 660 feet to the centerline of NW 42nd Street; THENCE West, along said centerline, approximately 630 feet to the POINT OF BEGINNING.

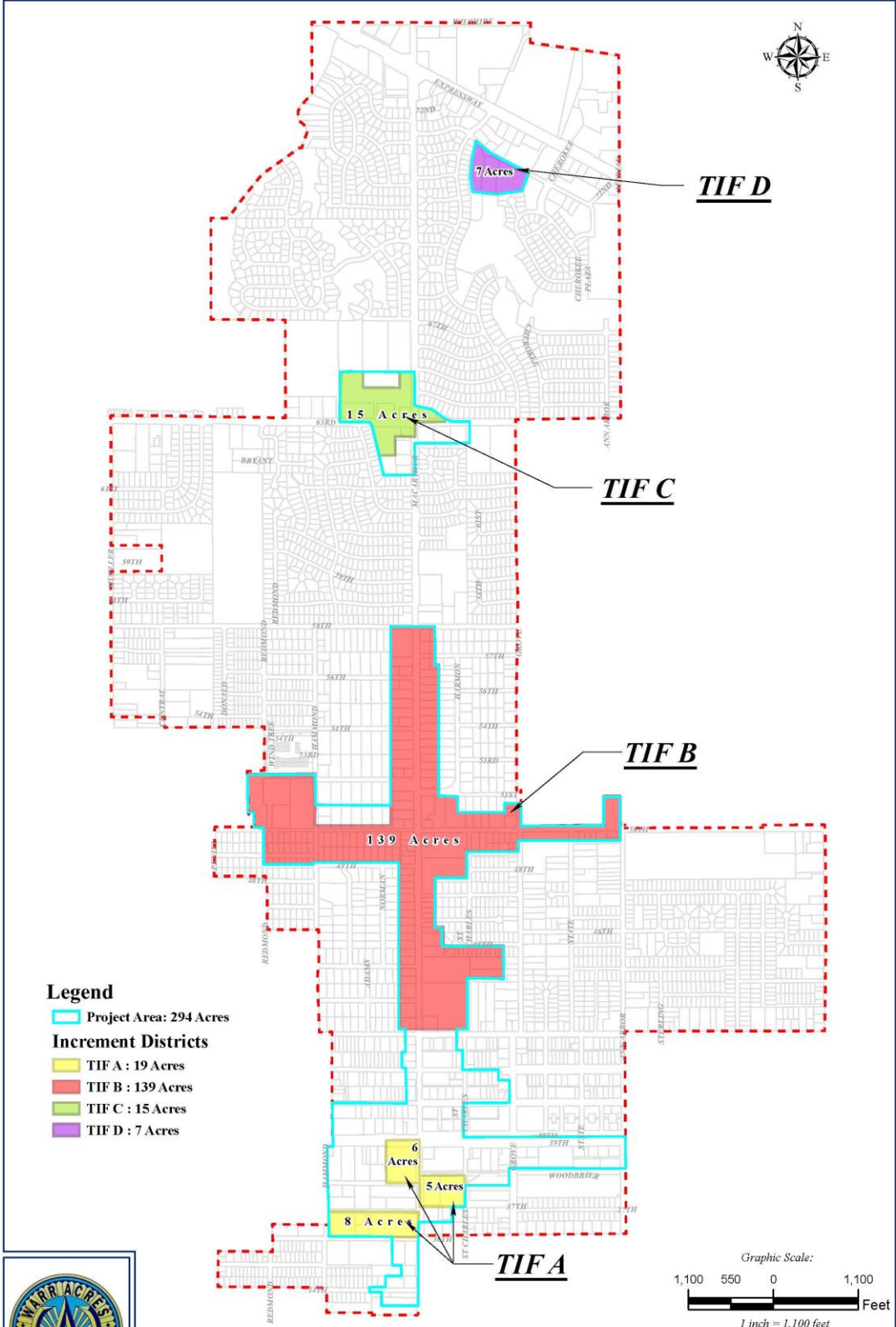
#### Increment District C

BEGINNING at the intersection of NW 63rd Street and N. MacArthur Boulevard; THENCE South a distance of 177.41 feet; THENCE West a distance of 251.05 feet; THENCE South a distance of 237.13 feet; THENCE West a distance of 205.61 feet; THENCE North  $14^{\circ}15'15''$  West a distance of 293.47 feet; THENCE North  $18^{\circ}02'39''$  West a distance of 138.29 feet; THENCE North  $89^{\circ}50'33''$  West a distance of 419.85 feet; THENCE North  $00^{\circ}09'05''$  West a distance of 661.56 feet; THENCE North  $89^{\circ}43'45''$  East a distance of 290.88 feet; THENCE South  $00^{\circ}23'30''$  West a distance of 201.28 feet; THENCE North  $89^{\circ}56'14''$  East a distance of 452.56 feet; THENCE North  $00^{\circ}12'03''$  West a distance of 195.60 feet; THENCE East a distance of 242.65 feet; THENCE South a distance of 451.88 feet; THENCE South  $81^{\circ}02'39''$  East a distance of 210.10 feet; THENCE South  $56^{\circ}28'55''$  East a distance of 228.11 feet; THENCE South a distance of 49.74 feet; THENCE West a distance of 388.39 feet to the POINT OF BEGINNING.

#### Increment District D

COMMENCING at the intersection of NW 72nd Street and N. Comanche Avenue; THENCE Southeast, along the centerline of NW 72nd Street, a distance of 15 feet to the POINT OF BEGINNING; THENCE South 15°49'13" West a distance of 246.37 feet; THENCE South 82°46'52" West a distance of 348.72 feet; THENCE West a distance of 330.82 feet; THENCE North 05°03'37" West a distance of 233.74 feet; THENCE North 05°46'22" East a distance of 214.17 feet; THENCE North 23°53'36" East a distance of 247.42 feet; THENCE South 45°45'09" East a distance of 161.14 feet; THENCE South 62°07'59" East a distance of 596.55 feet to the POINT OF BEGINNING.

Boundaries of the proposed Project Area and Increment Districts are shown on the map below:



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City of  
**Warr Acres**  
Project Area and Legal Description Boundaries Map

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