



The City of Oklahoma City
Development Services 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 PUD ReZONING

Planned Unit Development District

Scissortail Villas

Name of Development or Applicant 500 S CEMETERY RD

Ease side of N Cemetery Rd between W Reno & SW 15th

Address / Location of Property (Provide County name & parcel no. if unknown)

PUD-1785 to PUD to adjust the rear setback lines of lots in Blocks 1 and 2 only (no sewer in rear)

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: PUD - 1984

File Date: 11/2/23

Ward No.: W3

Nbhd. Assoc.: ---

School District: MUSTANG

Extg Zoning: PUD-1785

Overlay:

5.26

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 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 rezoned. 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 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Phil Hagen, Yellowstone Investment Group

Name

c/o Crafton Tull

Mailing Address

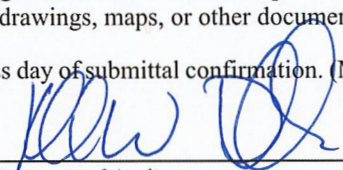
300 Pointe Parkway Blvd, Yukon 73099

City, State, Zip Code

405-787-6270 (Kendall or June)

Phone

Email


Signature of Applicant

Kendall W. Dillon, PE, Crafton Tull

Applicant's Name (please print)

300 Pointe Parkway Blvd

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-787-6270

Phone

Kendall.Dillon@craftontull.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

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

Scissortail Villas
Legal Description

A tract of land situate within a portion of the Northwest Quarter (NW/4) of Section Five (5), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest corner of said NW/4; thence
N 00°04'45" W along the West line of said NW/4 a distance of 840.15 feet; thence
N 89°55'15" E a distance of 60.00 feet to the POINT OF BEGINNING.
N 00° 04' 43" W a distance of 736.11 feet; thence
S 40° 32' 28" E a distance of 473.09 feet; thence
S 39° 45' 54" E a distance of 486.72 feet; thence
S 89° 46' 20" W a distance of 617.83 feet to the POINT OF BEGINNING.

Said tract contains 228,951 Sq Ft or 5.26 Acres, more or less.



② I

QUITCLAIM DEED

Doc#: R 2019 16343
Bk&Pg: RB 4915 328-329
Filed: 06-28-2019 DMW
02:41:09 PM QC
Canadian County, OK

KNOW ALL MEN BY THESE PRESENTS:

That **Yellowstone Investment Group, LLC, f/k/a Embassy West, LLC, and Oklahoma limited liability ("Grantor")**, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration, in hand paid **Yellowstone Investment Group LLC ("Grantee")**, does hereby RELEASE, CONVEY AND FOREVER QUITCLAIM unto Grantee, and unto Grantee's successors and assigns, the following described land located in the County of Canadian, State of Oklahoma (collectively, the "**Property**"), to wit:

A tract of land situate within a portion of the Northwest Quarter (NW/4) of Section Five (5), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

A tract of land situate within the West Half of the Northwest Quarter (W/2 NW/4) of Section Five (5), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said NW/4; thence
North 89°38'37" East along the South line of said NW/4 a distance of 60.00 feet to the POINT OF BEGINNING; thence
North 00°04'45" West a distance of 839.87 feet; thence
North 89°46'20" East a distance of 335.00 feet; thence
North 00°04'45" West a distance of 140.00 feet; thence
South 89°46'20" West a distance of 335.00 feet; thence
North 00°04'45" West a distance of 596.10 feet; thence
South 40°32'28" East a distance of 473.09 feet; thence
South 39°45'57" East a distance of 596.71 feet; thence
South 89°54'26" East a distance of 574.30 feet; thence
South 00°10'55" East a distance of 748.99 feet to a point on the South line of said NW/4; thence
South 89°38'37" West along said South line a distance of 1263.72 feet to the POINT OF BEGINNING.

Exemption Documentary Stamp Tax
OS Title 68 Article 32 Section 3201
or 3202 Paragraph # 10

Said tract contains 1,188,360 Sq Ft or 27.281 Acres, more or less.

TO HAVE AND TO HOLD the same unto Grantee, and Grantee's successors and assigns forever, together with all improvements thereon and all tenements, appurtenances, privileges and hereditaments thereunto belonging, subject to covenants, conditions, restrictions and easements, if any, now of record, so that neither Grantor nor Grantor's heirs, successors, or assigns shall have, claim, or demand any right or title to said Property or appurtenances or any part thereof.

And said Grantor does hereby relinquish and convey all of Grantor's rights of dower, curtesy and homestead in and to said Property unto Grantee.

IN WITNESS WHEREOF, Grantor has executed this deed effective this 28 day of June, 2019.

GRANTOR:
Yellowstone Investment Group LLC f/k/a
Embassy West, LLC, and Oklahoma limited
liability

By: [Signature]
Name: Phil Hagen, Member

By: [Signature]
Name: Joe Whisner, Member

By: [Signature]
Name: Rick Whisner, Member

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS:

ACKNOWLEDGMENT



Before me, the undersigned, a Notary Public, in and for said county and State on this 28 day of June, 2019, personally appeared Phil Hagen, Joe Whisner, and Rick Whisner to me known to be the identical person(s) who signed the name of the maker thereof to the within and foregoing instrument and acknowledged to me that they executed the same as a 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.

[Signature]
Notary Public

My commission expires: 12/14/21
My commission number: 17011399

Return to: Crafton Tull
300 Pointe Parkway Blvd.
Yukon OK 73099

State Of Oklahoma
Canadian County
Documentary Stamps
\$142.50



Doc#: R 2021 1232
Bk&Pg: RB 5212 307-307
Filed: 01-12-2021 SRB
03:38:01 PM WD
Canadian County, OK 1E

**(Limited Liability Company Form)
WARRANTY DEED
(Oklahoma Statutory Form)**

KNOW ALL MEN BY THESE PRESENTS:

THAT **American Butane & Propane Gas Company**, an Oklahoma corporation party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **Yellowstone Investment Group LLC**, an Oklahoma limited liability company party of the second part, the following described real property and premises situate in Canadian County, State of Oklahoma, to-wit:

For Tax Map ID(s): 3182

A tract of land in the West Half (W/2) of the Northwest Quarter (NW/4) of Section Five (5), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, State of Oklahoma, described as follows:

Beginning at a point Sixty (60) feet East and Eight Hundred Forty (840) feet North of the Southwest Corner of said Quarter Section; Thence East Three Hundred and Thirty-five (335) feet; Thence North One Hundred thirty (130) feet; Thence West Three Hundred Thirty-Five (335) feet; Thence South One Hundred Thirty (130) feet to the point of beginning.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

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

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered January 12, 2021.

American Butane & Propane Gas Company, an Oklahoma corporation

BY:

James L. Grigsby, Jr.
James L. Grigsby, Jr.
Chairman of the Board of Directors

The State of OKLAHOMA

CORPORATION ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 12th day of January, 2021 personally appeared James L. Grigsby, Jr., to me known to be the identical person who signed the name of the maker thereof to the within foregoing instrument as its Chairman of the Board of Directors, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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



D-M Brooks
Notary Public in and for the State of OKLAHOMA
Notary's Printed Name: _____
Notary's Commission Expires: _____

Mark Deed and Tax Statements To:
Yellowstone Investment Group LLC, an Oklahoma
limited liability company

*PO Box 104
Wheatland, OK 73097*

Presented for filing by and return to:

Chicago Title Oklahoma Co.
210 Park Ave, Suite 210
Oklahoma City, OK 73102
File No.: 710702000967
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Corp.

***Yellowstone Investment Group, LLC
709 N. Bluebird Way
Mustang, OK 73064
(405) 787-6270***

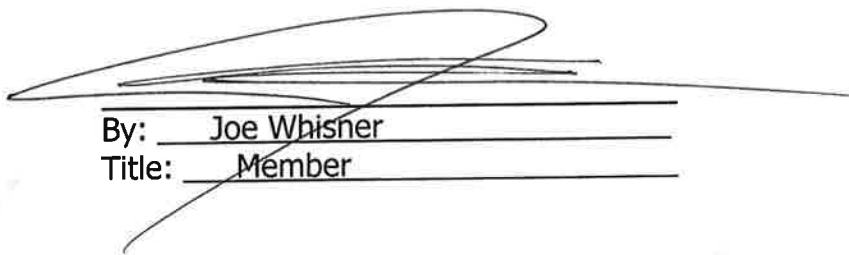
November 2, 2023

The City of Oklahoma City
Planning and Zoning Department
420 West Main, Suite 900
Oklahoma City, OK 73102

RE: Scissortail Villas

To Whom It May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting, and planning of Scissortail Villas located in the NW/4 of Sec. 8, T-11-N, R-5-W, I.M., Canadian County, Oklahoma. Generally located on the East side of N. Cemetery Road between W. Reno and SW 15th St.



By: Joe Whisher
Title: Member

CT Proj #: 20605500

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CANADIAN)

The undersigned bonded abstractor in and for Canadian 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 Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian 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:

A tract of land situate within a portion of the Northwest Quarter (NW/4) of Section Five (5), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, more particularly described as follows:


COMMENCING at the Southwest corner of said NW/4; thence
N 00°04'45" W along the West line of said NW/4 a distance of 840.15 feet; thence
N 89°55'15" E a distance of 60.00 feet to the POINT OF BEGINNING.
N 00° 04' 43" W a distance of 736.11 feet; thence
S 40° 32' 28" E a distance of 473.09 feet; thence
S 39° 45' 54" E a distance of 486.72 feet; thence
S 89° 46' 20" W a distance of 617.83 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1), 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: October 23, 2023 at 7:30 AM

First American Title Insurance Company

By: 

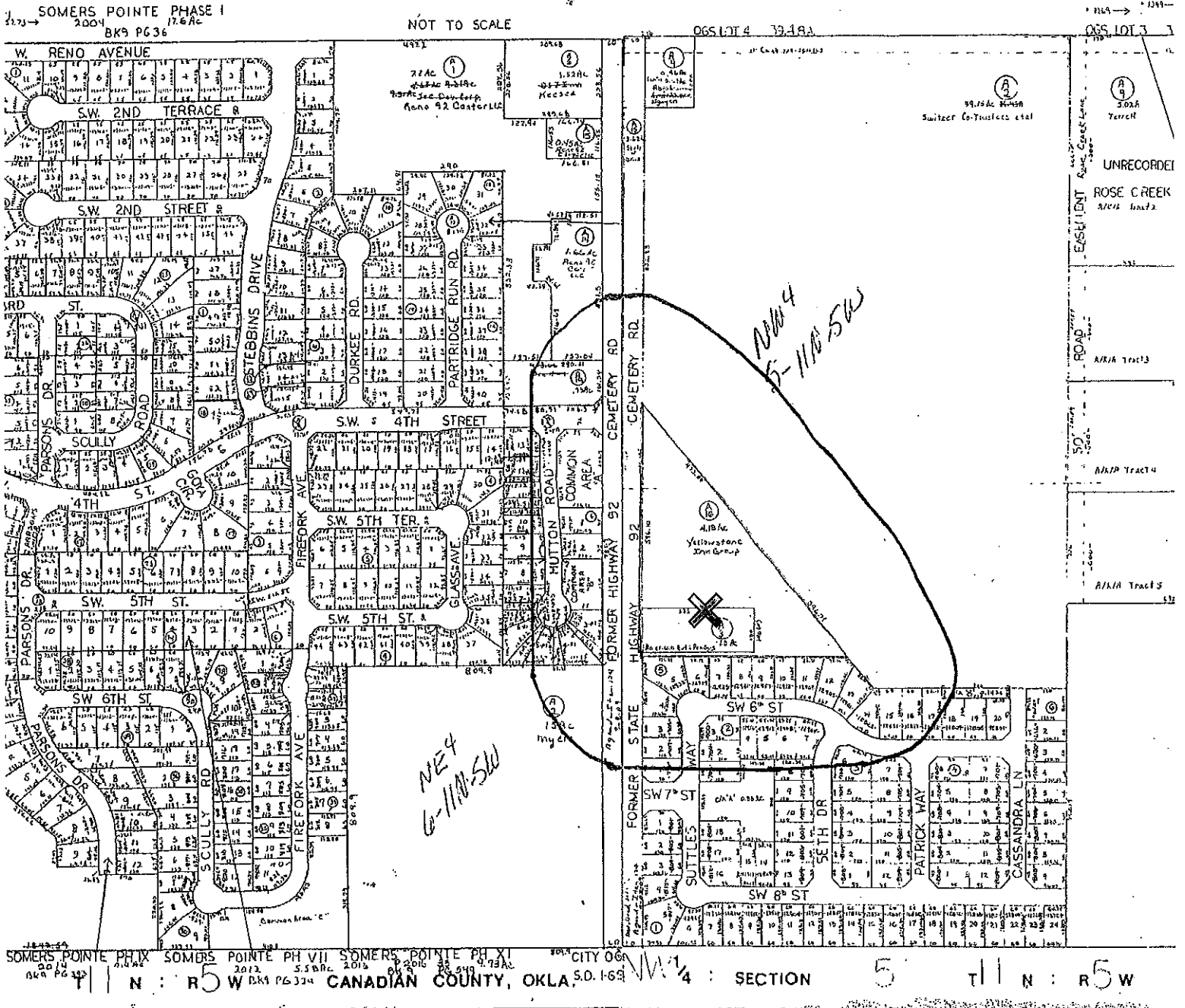
Sarah Overholser
Abstractor License No. 4803
OAB Certificate of Authority # 0058
File No. 2842729-WA99

Owner	Mailing Address	LOT	BLOCK	Legal Description
YELLOWSTONE INVESTMENT GROUP LLC	PO BOX 104.WHEATLAND.OK.73097			PT NW/4 5-11N-5W (A#3 ON THE MAP) - SUBJECT PROPERTY AND PT NW/4 5-11N-5W (A#16 ON THE MAP) - SUBJECT PROPERTY
DWAIN SWITZER LIVING TRUST	1200 SYCAMORE.WEATHERFORD.OK.73096			PT NW/4 5-11N-5W (A#2 ON THE MAP)
STATE OF OKLAHOMA DEPT OF TRANSPORTATION LEGAL DIVISION-BUSINESS OFFICE	200 NE 21ST ST.OKLAHOMA CITY.OK.73105			PT NW/4 5-11N-5W (A#15 ON THE MAP)
BPM MANAGEMENT LLC	3544 NW 8TH ST.OKLAHOMA CITY.OK.73120			PT NE/4 6-11N-5W (A#14 ON THE MAP)
SBS OKLAHOMA 2021 LLC C/O SPAREBOX STORAGE	4045 PECOS ST STE 201.DENVER.CO.80211			PT NE/4 6-11N-5W (A#24 ON THE MAP)
SOMERS WOODS DEVELOPMENT LLC	1320 N PORTER.NORMAN.OK.73071			PT NE/4 6-11N-5W (A#19 ON THE MAP)
IDEAL HOMES OF NORMAL LP	1320 N PORTER.NORMAN.OK.73071	11-A2 & 12-A2 & 12-A3 & 12-A3 & 13	4	SOMERS POINTE 2
REBECCA RENNBERG AND GARRY RENNBERG	513 HUTTON RD.YUKON.OK.73099	10-A2 &11-A1	4	SOMERS POINTE 2
MATTHEW HAMRICK	515 HUTTON RD.YUKON.OK.73099	10-A1	4	SOMERS POINTE 2
JANET COGBILL AND ARTHUR HENRY	517 HUTTON RD.YUKON.OK.73099	9	4	SOMERS POINTE 2
KENNETH KEAGAN HENSON AND MADISON BLAKELY HENSON, TRUSTEES OF THE KM REVOCABLE TRUST DATED MAY 25, 2017	521 HUTTON RD.YUKON.OK.73099	8	4	SOMERS POINTE 2
TH PROPERTY OWNER I LLC	530 7TH AVE.STE 1408.NEW YORK.NY.70018	7-A1	4	SOMERS POINTE 2
LOTUS CAPITAL LLC	6608 N WESTERN AVE #3031.OKLAHOMA CITY.OK.730116	7-A2 & 6-A2	4	SOMERS POINTE 2
GOOD EQUIPMENT COMPANY	PO BOX 5544.EDMOND.OK.73083	5-A2 & 6-A1	4	SOMERS POINTE 2
MARSHA E MUTZ	533 HUTTON RD.YUKON.OK.73099	4-A2 & 5-A1	4	SOMERS POINTE 2
DUSTIN B DILLON & COURTNEY N DILLON	532 HUTTON RD.YUKON.OK.73099	3-A2 & 4-A1	4	SOMERS POINTE 2
DANNY TROUNG	528 HUTTON RD.YUKON.OK.73099	3-A1	4	SOMERS POINTE 2
SOMERS WOODS DEVELOPMENT LLC	1320 N PORTER.NORMAN.OK.73071			SOMERS POINTE PHASE II COMMON AREA "B"
EMANUEL DAVIS & SHONA R DAVIS	516 HUTTON RD.YUKON.OK.73099	2	4	SOMERS POINTE 2
FUNDAMENTAL INVESTMENTS LLC	1320 N PORTER AVE.NORMAN.OK.73071	1	4	SOMERS POINTE2
SOMERS WOODS DEVELOPMENT LLC	1320 N PORTER.NORMAN.OK.73071			SOMERS POINTE PHASE II COMMON AREA "A"
DONALD RAY MYERS LIVING TRUST	717 S CEMETERY RD.YUKON.OK.73099			PT NE/4 6-11N-5W (A#2 ON THE MAP)
KAYLEE DEBOSE	713 SUTTLES WAY.YUKON.OK.73099	1	5	SCISSORTAIL SPRINGS
MICHELLE C OLANDER & JEFFREY J OLANDER	709 SUTTLES WAY.YUKON.OK.73099	2	5	SCISSORTAIL SPRINGS
RAUL LASTIMOSA & JULIET E LASTIMOSA	705 SUTTLES WAY.YUKON.OK.73099	3	5	SCISSORTAIL SPRINGS
ROLLO DANIEL REDBURN & ANNETTE KAY REDBURN	701 SUTTLES WAY.YUKON.OK.73099	4	5	SCISSORTAIL SPRINGS
CALVIN B THURLOW & ADRIANNE THURLOW	12933 SW 6TH ST.YUKON.OK.73099	5	5	SCISSORTAIL SPRINGS
TRACY D CLINE	12929 SW 6TH ST.YUKON.OK.73099	6	5	SCISSORTAIL SPRINGS
JOSE M DOMINGUEZ MATOS AND KAREN E ORTEGA DE DOMINGUEZ	12925 SW 6TH ST.YUKON.OK.73099	7	5	SCISSORTAIL SPRINGS
DANIEL EDWARD ESCOBEDO & ELIZABETH EVELYN ESCOBEDO	12921 SW 6TH ST.YUKON.OK.73099	8	5	SCISSORTAIL SPRINGS
MATTHEW JACOB DISCH & LESLIE ELAINE DISCH	12917 SW 6TH ST.YUKON.OK.73099	9	5	SCISSORTAIL SPRINGS
FRANK ALLEN SADE & CHARLENE RENEE SADE	12913 SW 6TH ST.YUKON.OK.73099	10	5	SCISSORTAIL SPRINGS
FRENCH MCLEMORE, JR. AND AMY MCLEMORE, AS TRUSTEES OF THE MCLEMORE FAMILY TRUST DATED THE 10TH DAY OF JANUARY, 2019	12909 SW 6TH ST.YUKON.OK.73099	11	5	SCISSORTAIL SPRINGS
JOHN ROBERT POLLARD & JULIE A POLLARD	12905 SW 6TH ST.YUKON.OK.73099	12	5	SCISSORTAIL SPRINGS
EDWARD L DECKARD & JOYCE I DECKARD	12901 SW 6TH ST.YUKON.OK.73099	13	5	SCISSORTAIL SPRINGS
BRADEN HARMON & BETHANY HARMON	12825 SW 6TH ST.YUKON.OK.73099	14	5	SCISSORTAIL SPRINGS
ZACHARY T MORAN & ASHLEY M MORAN	12821 SW 6TH ST.YUKON.OK.73099	15	5	SCISSORTAIL SPRINGS
HAZEL BRADLEY, TRUSTEE OF THE BRAIN & HAZEL BRADLEY REVOCABLE LIVING TRUST DATED AUGUST 26, 2021	12817 SW 6TH ST.YUKON.OK.73099	16, 17	5	SCISSORTAIL SPRINGS
AUSTIN LAWTON	12808 SW 6TH ST.YUKON.OK.73099	18	5	SCISSORTAIL SPRINGS
SCISSORTAIL SPRINGS HOA INC	1326 FRETZ DR.EDMOND.OK.73003			SCISSORTAIL SPRINGS COMMON AREA "B"
LUIS G SOTO VELEZ & AMARILIS MOLINA	708 SUTTLES WAY.YUKON.OK.73099	1	2	SCISSORTAIL SPRINGS
CODY SHOBE	704 SUTTLES WAY.YUKON.OK.73099	2	2	SCISSORTAIL SPRINGS
JESUS A IBARRA & CRISTAL SOTO	700 SUTTLES WAY.YUKON.OK.73099	3	2	SCISSORTAIL SPRINGS
KIERSTYN M WATTS & THOMAS WATTS	12916 SW 6TH ST.YUKON.OK.73099	4	2	SCISSORTAIL SPRINGS
TROY HARRISON	12912 SW 6TH ST.YUKON.OK.73099	5	2	SCISSORTAIL SPRINGS
FANTASTIC REAL ESTATE INVEST LLC	1577 ALDACOURROU ST.TRACY.CA.95304	6	2	SCISSORTAIL SPRINGS
BYOUNG K AN & HWA JEONG SHIN	12904 SW 6TH ST.YUKON.OK.73099	7	2	SCISSORTAIL SPRINGS
DUCAN NGUYEN SINGNAVONG	701 SETH DR.YUKON.OK.73099	8	2	SCISSORTAIL SPRINGS

CHRISTOPHER A WILSON & KRISTIE A WILSON	700 SETH DR.YUKON.OK.73099	6	3	SCISSORTAIL SPRINGS
COLLIN N TODD & JORDAN TODD	701 PATRICK WAY.YUKON.OK.73099	7	3	SCISSORTAIL SPRINGS
CITY OF OKLAHOMA CITY- OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.

ORIGIN 11-05-04

NOT TO SCALE



**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT**

PUD –

DESIGN STATEMENT

FOR

SCISSORTAIL VILLAS
November 2, 2023

PREPARED BY:

Crafton Tull
300 Pointe Parkway Boulevard
Yukon, Oklahoma 73099
P 405.787.6270 F 405.787.6276
david.knowles@craftontull.com

PREPARED FOR:

Yellowstone Investment Group, LLC
709 N. Bluebird Way
Mustang, Oklahoma 73064
P 405.830.0507
JWhisner21@yahoo.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Scissortail Villas, consisting of 5.26 acres is located within the NW/4 of Section 5, Township 11 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located at the east side of N. Cemetery Road between W. Reno Avenue and SW 15th Street.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER / DEVELOPER

The owner / developer of this property described in Section 2.0 is Yellowstone Investment Group, LLC, 709 N. Bluebird Way, Mustang, Oklahoma, 73064.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned R-3 and is vacant. Surrounding properties are zoned and used for:

North: O-2, currently undeveloped
East: O-2, currently undeveloped
South: R-3, Scissortail Springs, single family addition
West: R-4, Somers Pointe single family addition

The relationship between the proposed use of this parcel and the above adjoining land uses appears to be consistent and compatible per the OKC Master Plan.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is 1333 at the eastern boundary, while the lowest elevation is 1322 in the northeast corner. The subject site generally drains from the west to the east. The primary soil types found within the subject property include the Nash-Ironmound Complex, Norge Silt Loam, and Grant-Port Complex. The majority of the site is wooded with stands of evergreen trees, medium and large sized deciduous trees.

SECTION 6.0 CONCEPT

The concept for this PUD is for a duplex community with access provided through private drives contained within central common areas.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the North is W. Reno Ave. which has a right-of-way width of 60 feet from centerline and is paved to rural standards. The nearest street to the South is SW 15th St.

Ingress and Egress for this Planned Unit Development shall be from Cemetery Road while access to individual duplex units shall be from private access drives.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available. There is a 12" sanitary sewer line that runs West to East through the center of the site.

7.3 WATER

Water facilities for this property are available. There is a 12" waterline located on the West side of S. Cemetery Road.

7.4 FIRE PROTECTION

There nearest fire station to this property is Oklahoma City Fire Rescue Station 33 at 11630 SW 15th Street, Yukon, OK 73099. The station is located 2.42 miles from the project entrance.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development.

7.7 DRAINAGE

No portions of the property within this Planned Unit Development are located within the FEMA 100 year floodplain.

7.8 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of

single-family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available.

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, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the "R-4" General Residential District shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS

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

The maximum permitted density shall be 8 dwelling units per acre, utilizing detached duplex residential buildings.

The front yard setback shall be 20 feet from the arterial right-of-way line.

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry. No more than 30% stucco, wood, or concrete-board shall be permitted. Exposed metal, EFIS or 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, 2010, as amended.

9.4 SCREENING REGULATIONS

The subject parcels shall meet all the requirements of the City of Oklahoma City's Screening Regulations in place at the time of development.

9.5 PLATTING REGULATIONS

Platting shall not be required.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

9.7 ACCESS REGULATIONS

There shall be one access from S. Cemetery Road.

Access to this PUD may include a divided street or drive with central landscaped medians.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

Lots within this PUD will not be required to have frontage on an approved street. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. The private drive shall be placed within a common area designated for access purposes. An owner or Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives.

9.8 PARKING REGULATIONS

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, 2010, as amended. An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common

area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements.

9.9 SIGNAGE REGULATIONS

9.9.1 FREESTANDING SIGNS

Residential subdivision and multi-family ground sign requirements shall be in accordance with Chapter 3, Article V. Sign Regulations of the Oklahoma City Municipal Code, as amended.

A sign that contains the name of any multi-family development located within this PUD is deemed accessory.

All free-standing accessory signs shall provide a landscaped area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill site or parking point requirements. Turf grass shall not be used to satisfy this requirement.

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

9.9.3 NON-ACCESSORY SIGNS Non-accessory signs are specifically prohibited in this PUD.

9.9.4 ELECTRONIC MESSAGE DISPLAY SIGNS Electronic Message Display shall be prohibited in this PUD.

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

9.11 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along S. Cemetery Road with each development parcel or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

9.12 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.13 SETBACK REGULATIONS

Front yard setback minimum shall be 20 feet. Side yard requirements in this PUD shall be the same as the base-zoning district. Rear yard set backs shall be a minimum of 5 feet for the lots in Block 1 and Block 2; and 15 feet for the lots in Block 3.

9.14 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.

9.15 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.

9.16 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage for development within this PUD.

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: MASTER DEVELOPMENT PLAN

EXHIBIT C: TOPOGRAPHY MAP

EXHIBIT A - LEGAL DESCRIPTION

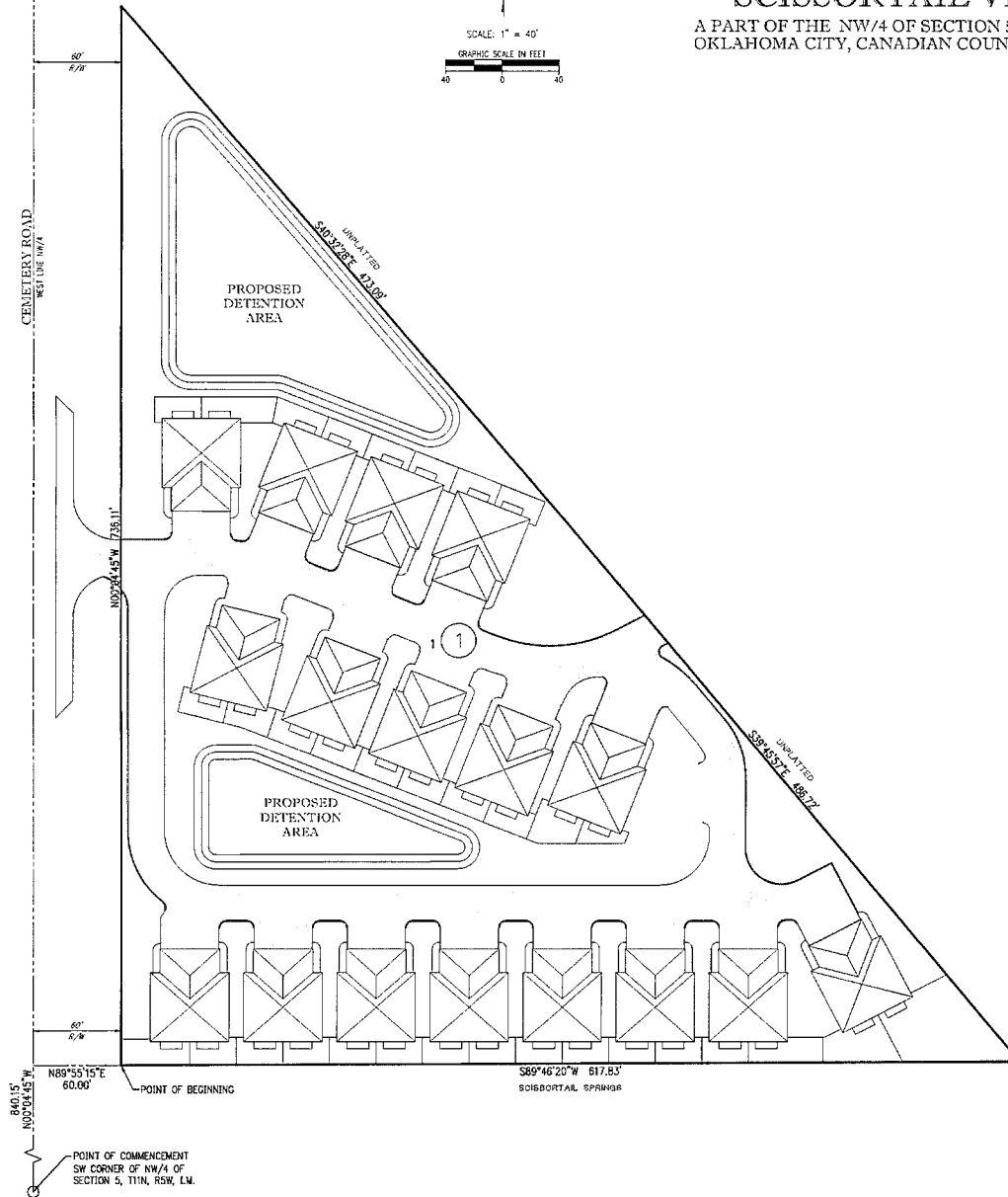
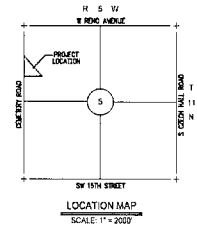
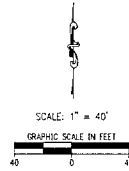
Scissortail Villas Legal Description

A tract of land situate within a portion of the Northwest Quarter (NW/4) of Section Five (5), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest corner of said NW/4; thence
N 00°04'45" W along the West line of said NW/4 a distance of 840.15 feet; thence
N 89°55'15" E a distance of 60.00 feet to the POINT OF BEGINNING.
N 00° 04' 43" W a distance of 736.11 feet; thence
S 40° 32' 28" E a distance of 473.09 feet; thence
S 39° 45' 54" E a distance of 486.72 feet; thence
S 89° 46' 20" W a distance of 617.83 feet to the POINT OF BEGINNING.

Said tract contains 228,951 Sq Ft or 5.26 Acres, more or less.

MASTER DEVELOPMENT PLAN
OF
SCISSORTAIL VILLAS
A PART OF THE NW/4 OF SECTION 5, T11N, R5W, L1M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



PROJECT OWNER AND DEVELOPER:
Yellowstone Investment Group, LLC
709 N. Bluebird Way
Mustang, Oklahoma
73054

LEGAL DESCRIPTION

A tract of land situated within a portion of the Northwest Quarter (NW/4) of Section Four (4), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (1M) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said NW/4; thence
N02°04'45\"W along the West line of said NW/4 a distance of 840.15 feet; thence
N59°55'15\"E a distance of 60.00 feet to the POINT OF BEGINNING.

N02°04'43\"W a distance of 736.11 feet; thence
S40°32'28\"E a distance of 473.09 feet; thence
S30°45'54\"E a distance of 466.77 feet; thence
S80°46'20\"W a distance of 617.83 feet to the POINT OF BEGINNING.

Said tract contains 238,951 Sq Ft or 5.26 Acres, more or less.

EXHIBIT B

MASTER DEVELOPMENT PLAN
SCISSORTAIL VILLAS



Crafton Tull
ENGINEERING & SURVEYING
400 N. 10th Street, Suite 200
Oklahoma City, Oklahoma 73103
www.craftontull.com

SHEET NO: 1 of 1
DATE: 11/2/2023
PROJECT NO: 20605500

CERTIFICATE OF A PROFESSIONAL ENGINEER

CEMETERY ROAD

WEST LINE NW/4

UGT MARKER

20223

60'
R/W

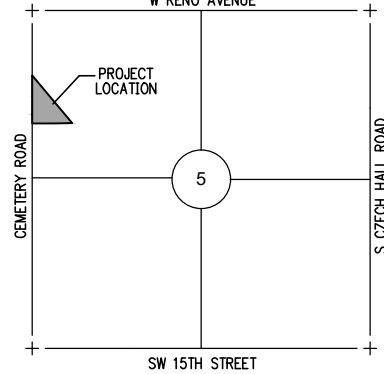
SS

60'
R/W

SCALE: 1" = 100'



R 5 W
W RENO AVENUE



LOCATION MAP

SCALE: 1" = 3000'

UNPLATTED

SCISSORTAIL SPRINGS

SCISSORTAIL VILLAS — TOPOGRAPHIC MAP — EXHIBIT C

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099



Crafton Tull
architecture | engineering | surveying

405.787.6270 | 405.787.6276 |
www.craftontull.com

SHEET NO.: 1 of 1
DATE: 09/25/20
PROJECT NO.: 20605500

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2022

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Yellowstone Investment Group, LLC, does hereby certify that they are the owners of and the only persons, firms having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate utility easements shown hereon to the public, for the purposes of utilities; and that the streets shown as private streets shall be reserved for private streets maintained by the homeowners within SCISSORTAIL VILLAS; for its heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

Every deed must clearly acknowledge: "Said roadways are private and not maintained by The City of Oklahoma City."

Prior to the sale of any parcel in this subdivision, a conspicuous sign shall be posted and maintained at the entrance. Said sign shall read; "Private Roadways - Not Maintained by The City of Oklahoma City."

The streets and drives have not been dedicated to the public, and said streets shall be maintained by the private property owners within the subdivision, but said streets shall always be open to police, fire and other official vehicles of all City, County, State and Federal agencies.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 13th day of June, 2023. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

Yellowstone Investment Group, LLC.
Phil Hagen, Manager

STATE OF OKLAHOMA }
COUNTY OF CANADIAN }SS:

Before me, the undersigned Notary Public, in and for said County and State on this 13th day of June, 2023, personally appeared Phil Hagen, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES: December 14, 2025
M. Robertson
NOTARY PUBLIC, #17011399

LEGAL DESCRIPTION

A tract of land situate within a portion of the Northwest Quarter (NW/4) of Section Five (5), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said NW/4; thence N00°04'45"W along the West line of said NW/4 a distance of 840.15 feet; thence N89°55'15"E a distance of 60.00 feet to the POINT OF BEGINNING.

N00°04'45"W a distance of 736.10 feet; thence S40°32'28"E a distance of 473.09 feet; thence S39°45'57"E a distance of 486.72 feet; thence S89°46'20"W a distance of 617.82 feet to the POINT OF BEGINNING.

Said tract contains 228,947 Sq Ft or 5.26 Acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, JEREMY A. LAWSON, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

Jeremy A. Lawson
JEREMY A. LAWSON, LPLS 1916

STATE OF OKLAHOMA }
COUNTY OF CANADIAN }SS:

Before me, the undersigned Notary Public, in and for said County and State on this 7th day of June, 2023, personally appeared JEREMY A. LAWSON, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

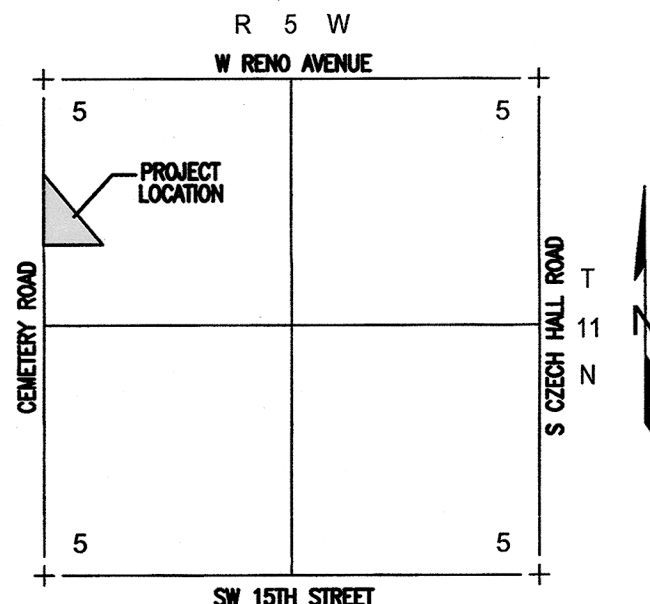
MY COMMISSION EXPIRES: December 14, 2025
M. Robertson
NOTARY PUBLIC, #17011399

CITY PLANNING COMMISSION APPROVAL

I, Geoffrey Butler, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 13th day of January, 2023.

Geoffrey Butler
PLANNING DIRECTOR

FINAL PLAT
OF
SCISSORTAIL VILLAS
A PART OF THE NW/4 OF SECTION 5, T11N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



Doc#: P 2023 20
Bk&Pg: PL 10 17-18
Filed: 10-02-2023
01:46:02 PM
Canadian County, OK



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in Yellowstone Investment Group, LLC, that on the 13th day of June, 2023, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year 2022, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 14th day of June, 2023.

FIRST AMERICAN TITLE INSURANCE COMPANY
Authorized Signer

STATE OF OKLAHOMA }
COUNTY OF CANADIAN }SS:

Before me, the undersigned Notary Public, in and for said County and State on this 14th day of June, 2023, personally appeared Donna R. Schulbach, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES: 1-31-2024
Robin Reed
NOTARY PUBLIC
20001330

COUNTY TREASURER'S CERTIFICATE

I, Sarah Ward for Jay K. Arnold, do hereby certify that I am the duly elected, qualified and acting County Treasurer of CANADIAN COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2022, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of El Reno, OKLAHOMA, this 2nd day of October, 2023.

Sarah Ward for Jay K. Arnold
COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of OKLAHOMA CITY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of OKLAHOMA CITY, OKLAHOMA, this 26th day of September, 2023.

ATTEST:
Amy K. Simpson
CITY CLERK
David Holt
MAYOR

NOTES

- This plat of survey meets 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 and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.
- Monuments shall be as follows:
Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or 3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
- Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas 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.
- A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.
- Two 1 1/2 inch caliper trees, or one 3-inch caliper tree, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.

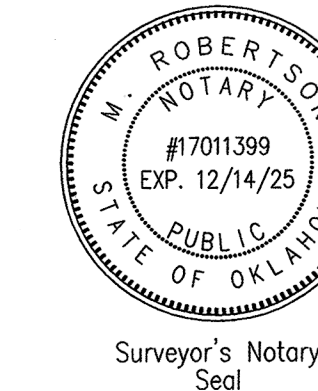
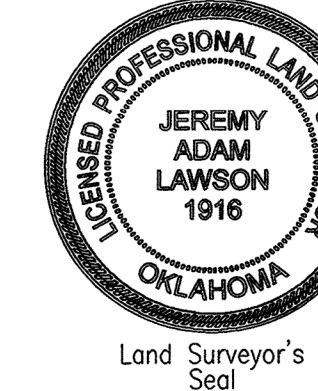
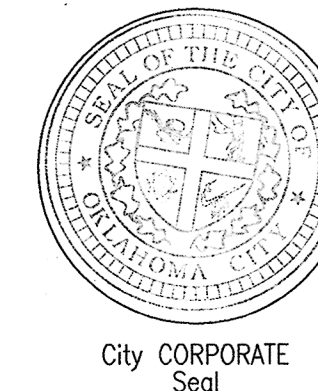
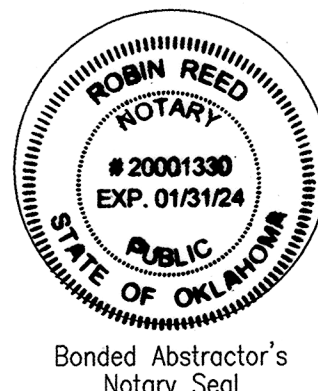
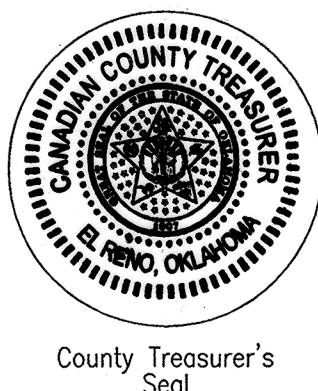
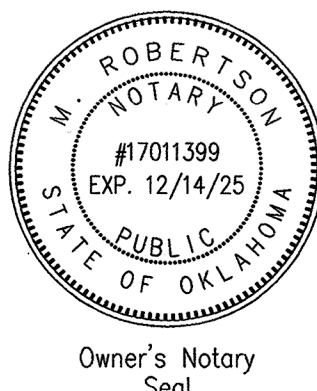
CERTIFICATE OF CITY CLERK

I, Amy K. Simpson, City Clerk of the CITY of OKLAHOMA CITY, STATE OF OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 26th day of September, 2023.

Amy K. Simpson
CITY CLERK

ADDRESSES

Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.



FINAL PLAT
SCISSORTAIL VILLAS

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

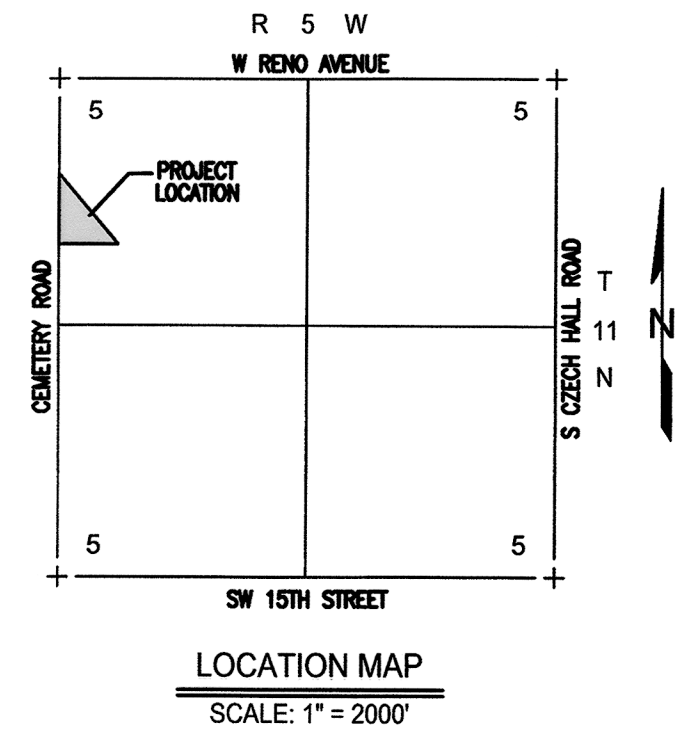
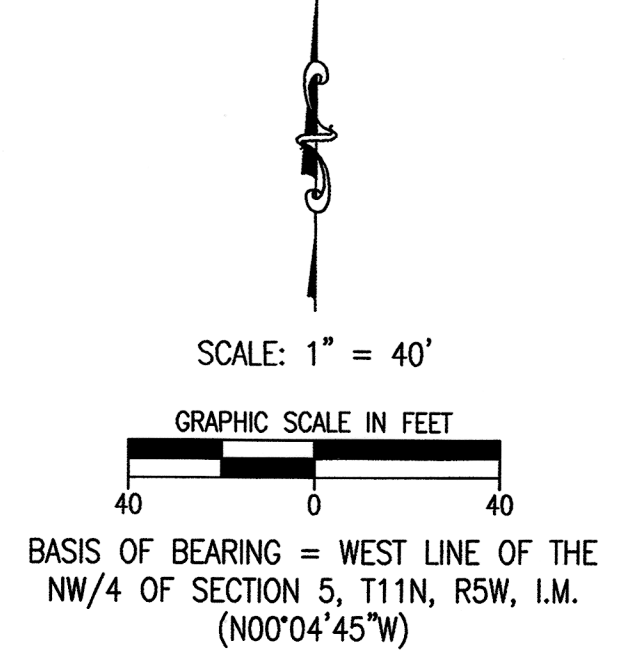
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architecture | engineering | surveying
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www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CA 973 (PEALS) EXPIRES 4/30/2024

PV - 0531

SHEET NO.: 1 OF 2
DATE: 06/07/23
PROJECT NO.: 20605500

FINAL PLAT
OF
SCISSORTAIL VILLAS
A PART OF THE NW/4 OF SECTION 5, T11N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	34.12'	S42° 48' 24"W
L2	14.86'	N89° 34' 42"W
L3	19.96'	N75° 11' 20"W

LEGEND	
P.O.B.	POINT OF BEGINNING
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
L.N.A.	LIMITS OF NO ACCESS
C/A	COMMON AREA
(ESMT.)	EASEMENT

ADDRESSES

Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

- NOTES**
- This plat of survey meets 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 and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.
 - Monuments shall be as follows:
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3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
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 - Two 1½ inch caliper trees, or one 3-inch caliper tree, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.

FINAL PLAT
SCISSORTAIL VILLAS

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

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www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CA-175 (P&S) EXPIRES 4/30/2024

SHEET NO.: 2 OF 2

DATE: 06/07/23

PROJECT NO.: 20605500

PV - 0531

DRAWING COURTESY: SCISSORTAIL SPRINGS DEVELOPMENT, INC. FINAL PLAT
DATE: 06/07/23

POINT OF COMMENCEMENT
SW CORNER OF NW/4 OF
SECTION 5, T11N, R5W, I.M.

N00°04'45"W
840.15'

CEMETERY ROAD

WEST LINE NW/4

60' R/W

N00°04'45"W 736.10'

COMMON AREA A, PRIVATE
ACCESS EASEMENT, PUBLIC UE &
PRIVATE DE
2.50 AC.

COMMON AREA A, PRIVATE
ACCESS EASEMENT, PUBLIC UE &
PRIVATE DE

SCISSORTAIL SPRINGS
BK: 9 PG: 717-718