



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 SPUD ReZONING

Simplified Planned Unit Development District

325 N Cemetery Rd.

Project Name

325 N Cemetery Rd.

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

Residential, Duplexes

Summary Purpose Statement / Proposed Development

| | |
|------------------|-------------|
| Case No.: | SPUD - 1428 |
| File Date: | 26 May 22 |
| Ward No.: | 3 |
| Nbhd. Assoc.: | |
| School District: | Yukon |
| Extg Zoning: | PUD-1071 |
| Overlay: | |

+/-3.704 acres

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 \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Harbor Homes, Inc.

Name

480 Merchant Dr.

Mailing Address

Norman, OK 73069

City, State, Zip Code

(405) 790-0629

Phone

Email

Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.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.

**HARBOR HOMES INC
480 MERCHANT DR
NORMAN, OK 73069
PH: 405-790-0629**

May 18, 2022

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Mr. JJ Chambless

RE: Letter of Authorization for Submittal to the City

Dear JJ:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Rezoning application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,


Ben T. Gray
President - Harbor Homes Inc
Date 5-23-22

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5268 000 / PUD

State Of Oklahoma
Canadian County
Documentary Stamps
\$517.50



Doc#: R 2022 10500
Bk&Pg: RB 5484 1163-1164
Filed: 03-31-2022 SRB
01:58:30 PM WD
Canadian County, OK 2E

Not Official

Return To:
Harbor Homes, Inc
480 Merchant Drive
Norman, OK 73069
Send to: First American Title
4316 Grant Blvd.
Yukon, OK 73099

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

STATUTORY SPECIAL WARRANTY DEED

Doc Stamps: **517.50**
Filed/insured by: First American Title Insurance Company
File No.: **2725527-WA42 (SM)**

Tax ID#: **113141**

KNOW ALL MEN BY THESE PRESENTS: That **Ryan L. Brackett DDS, PC** an **Oklahoma corporation** (the "**Grantor**"), in consideration of the sum of TEN AND NO/100's dollars and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey unto **Harbor Homes, Inc., an Oklahoma corporation** (the "**Grantee**"), that certain tract of real property situated in **Canadian County, Oklahoma**, to wit:

A tract of land in the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of the SE/4 of Section 31, Township 12 North, Range 5 West of the Indian Meridian; thence N0°01'52"E along the East line of said SE/4 a distance of 1038.40 feet; thence N89°58'08"W a distance of 50.00 feet to a point on the West right-of-way line of State Highway 92 and the point of beginning; thence continuing N89°58'08"W a distance of 598.00 feet; thence N0°01'52"E and parallel with the East line of said SE/4 a distance of 267.50 feet to the Southwest corner of platted THE SPRINGS AT SETTLER'S RIDGE ADDITION; thence N89°11'42"E along the South line of said THE SPRINGS AT SETTLER'S RIDGE ADDITION a distance of 573.06 feet; thence S45°23'13"E along a Southeasterly line of said THE SPRINGS AT SETTLER'S RIDGE ADDITION, a distance of 35.10 feet; thence S0°01'52"E and parallel with the East line of said SE/4 a distance of 251.23 feet to the point of beginning.

Together with all the improvements thereon and the appurtenances thereunto belonging, LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants; and warrant the title to the same against any and all acts, conveyances, liens and encumbrances affecting such property made or suffered to be made or done by, through or under Grantor, but not otherwise.

TO HAVE AND TO HOLD said described premises unto the Grantee, Grantee's heirs, successors and assigns forever.

Not Official

Signed and delivered this **March 29, 2022**.

Ryan L. Brackett DDS, PC, an Oklahoma corporation

By: 
Name: Ryan L. Brackett
Title: President

STATE OF **OKLAHOMA**

COUNTY OF **CANADIAN**

ACKNOWLEDGMENT - OKLAHOMA FORM

}
}
} **SS.**
}

This instrument was acknowledged before me on **March 29, 2022**, by **Ryan L. Brackett** as **President** of **Ryan L. Brackett DDS, PC** an **Oklahoma corporation**.




NOTARY PUBLIC

My Commission Expires:

Mail Tax Statements To:
Same as return to address

LEGAL DESCRIPTION

325 N Cemetery Rd.

A tract of land in the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of the SE/4 of Section 31, Township 12 North, Range 5 West of the Indian Meridian;

THENCE N0°01'52"E along the East line of said SE/4 a distance of 1038.40 feet;

THENCE N89°58'08"W a distance of 50.00 feet to a point on the West right-of-way line of State Highway 92 and the point of the beginning;

THENCE continuing N89°58'08"W a distance of 598.00 feet;

THENCE N0°01'52"E and parallel with the East line of said SE/4 a distance of 267.50 feet to the Southwest corner of platted THE SPRINGS AT SETTLER'S RIDGE ADDITION;

THENCE N89°11'42"E along the South line of said THE SPRINGS AT SETTLER'S RIDGE ADDITION a distance of 573.06 feet;

THENCE S45°23'13"E along a southeasterly line of said THE SPRINGS AT SETTLER'S RIDGE ADDITION, a distance of 35.10 feet;

THENCE S0°01'52"E and parallel with the East line of said SE/4 a distance of 251.23 feet to the point of beginning.

As recorded in Book 5484, Page 1163-1164, Canadian County, Oklahoma.



CANADIAN

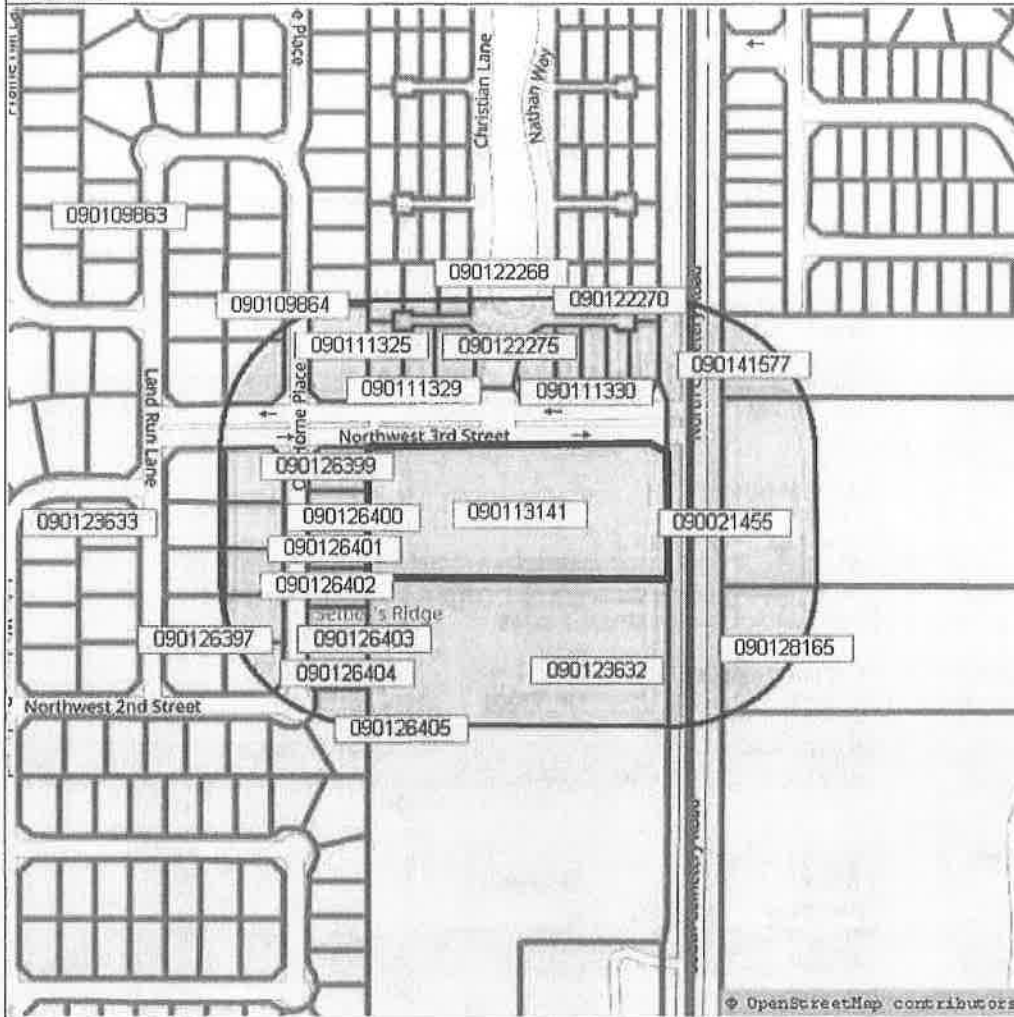
Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 05/19/2022

Time 15:00:21

Map Image



Account List

| | | | |
|-------------|----------------------|---|--|
| Account | 090128165 | Current Owner | Legal Description |
| ParcelID | 131323-000000-000004 | BMI SYSTEMS CORP | T12N R05W S32 SW4 A#4 PT SW4 - BEG 60'E & 768.95'N OF SW/C, TH N242.90' E997.08' SE4.77' SE232.5' S298.48' W347.55' N241.3' W783.24' TPB |
| Situs | | | |
| Sec/Twn/Rng | 32-12N-5W | | |
| Subdivision | | | |
| Block/Lot | | 913 N BROADWAY AVE OKLAHOMA CITY OK 73102- | |
| Lot Size | 8.1900 Acres | Book/Page 4208-0497 | |
| Account | 090021455 | Current Owner | Legal Description |
| ParcelID | 060999-913323-000002 | STATE OF OKLAHOMA DEPT OF TRANS | T12N R05W S32 SW4 A#2 PT SW4 - BEG @ SW/C, TH E60' N2654.2' W60' S2654.2' TPB |
| Situs | | | |
| Sec/Twn/Rng | 32-12N-5W | | |
| Subdivision | | LEGAL DIVISION-BUSINESS OFFICE 200 NE 21ST ST OKLAHOMA CITY OK 73105-000C | |
| Block/Lot | | Book/Page 0318-0197 | |
| Lot Size | 3.6600 Acres | | |
| Account | 090148553 | Current Owner | Legal Description |
| ParcelID | 131323-000000-000016 | ABRAHAM DEVELOPMENT LLC | T12N R05W S32 SW4 A#16 PT SW4 - BEG 60'E & 1022'N OF SW/C, TH N389.04' E919.37' SW64.74' S214.77' SE180.06' W997.08' TPB |
| Situs | | | |
| Sec/Twn/Rng | 32-12N-5W | | |
| Subdivision | | 13313 NW 3RD ST YUKON OK 73099 | |
| Block/Lot | | Book/Page 5403-0898 | |
| Lot Size | 8.0100 Acres | | |



CANADIAN

Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 05/19/2022

Time 15:00:24

Account List

Page : 2

| Account | 090141577 | Current Owner | Legal Description |
|-------------|----------------------|-------------------------------------|--|
| ParcelID | 060999-913113-000011 | STORAGE OKLAHOMA LLC | T12N R05W S32 SW4 A#11 PT SW4 - |
| Situs | 00404 N CEMETERY RD | | BEG 1068.04'S & 60'E OF NW/C, TH E905. |
| Sec/Twn/Rng | 32-12N-5W | | 26' SE133.28' SW106.59' W919.37' N170' |
| Subdivision | | 15100 S WESTERN AVE STE 100 | TPB |
| Block/Lot | | OKLAHOMA CITY OK 73170 | |
| Lot Size | 3.7200 Acres | Book/Page 4974-0379 | |
| Account | 090021456 | Current Owner | Legal Description |
| ParcelID | 131323-000000-000001 | BMI SYSTEMS CORP | T12N R05W S32 SW4 A#1 PT SW4 BEG |
| Situs | | | 60'E OF SW/C, TH N768.95' E783.24' S241. |
| Sec/Twn/Rng | 32-12N-5W | | 3' E456.32' SE102.73' SE157.13' S62.22' |
| Subdivision | | 913 N BROADWAY AVE | SW189.07' S101.56' W1,246.81' TPB. |
| Block/Lot | | OKLAHOMA CITY OK 73102- | |
| Lot Size | 19.6100 Acres | Book/Page 4244-0006 | |
| Account | 090126405 | Current Owner | Legal Description |
| ParcelID | 060263-025007-000000 | LOYALL,AMY | SETTLERS RIDGE SEC 7 LOT 7 BLOCK |
| Situs | 00300 OLD HOME PL | | 25 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 7 | 300 OLD HOME PL | |
| Block/Lot | 0025 / 0007 | YUKON OK 73099 | |
| Lot Size | 1 Lots | Book/Page 5219-0581 | |
| Account | 090126404 | Current Owner | Legal Description |
| ParcelID | 060263-025006-000000 | WIEDEMANN,TRAVIS S & AMANDA L TRUST | SETTLERS RIDGE SEC 7 LOT 6 BLOCK |
| Situs | 00304 OLD HOME PL | WIEDEMANN FAMILY TRUST 7-22-16 | 25 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 7 | 304 OLD HOME PL | |
| Block/Lot | 0025 / 0006 | YUKON OK 73099- | |
| Lot Size | 1 Lots | Book/Page 4450-0557 | |
| Account | 090126403 | Current Owner | Legal Description |
| ParcelID | 060263-025005-000000 | ROWLAND,ROBERT PAUL & CHRISTY DAWN | SETTLERS RIDGE SEC 7 LOT 5 BLOCK |
| Situs | 00308 OLD HOME PL | | 25 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 7 | 308 OLD HOME PL | |
| Block/Lot | 0025 / 0005 | YUKON OK 73099- | |
| Lot Size | 1 Lots | Book/Page 4409-0453 | |
| Account | 090126402 | Current Owner | Legal Description |
| ParcelID | 060263-025004-000000 | ROGERS,MATTHEW W & MARIELA K | SETTLERS RIDGE SEC 7 LOT 4 BLOCK |
| Situs | 00312 OLD HOME PL | | 25 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 7 | 312 OLD HOME PL | |
| Block/Lot | 0025 / 0004 | YUKON OK 73099 | |
| Lot Size | 1 Lots | Book/Page 5349-0810 | |
| Account | 090126401 | Current Owner | Legal Description |
| ParcelID | 060263-025003-000000 | OTAP,ADRIAN & PRITI | SETTLERS RIDGE SEC 7 LOT 3 BLOCK |
| Situs | 00316 OLD HOME PL | | 25 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 7 | 316 OLD HOME PL | |
| Block/Lot | 0025 / 0003 | YUKON OK 73099 | |
| Lot Size | 1 Lots | Book/Page 4941-1013 | |
| Account | 090126400 | Current Owner | Legal Description |
| ParcelID | 060263-025002-000000 | SRNA,JON DAVID | SETTLERS RIDGE SEC 7 LOT 2 BLOCK |
| Situs | 00320 OLD HOME PL | | 25 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 7 | 320 OLD HOME PL | |
| Block/Lot | 0025 / 0002 | YUKON OK 73099- | |
| Lot Size | 1 Lots | Book/Page 5104-0814 | |
| Account | 090126399 | Current Owner | Legal Description |
| ParcelID | 060263-025001-000000 | LOYALL,KRISTY ELLEN & TYESON ROY | SETTLERS RIDGE SEC 7 LOT 1 BLOCK |
| Situs | 00324 OLD HOME PL | | 25 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 7 | 324 OLD HOME PL | |
| Block/Lot | 0025 / 0001 | YUKON OK 73099- | |
| Lot Size | 1 Lots | Book/Page 4651-0796 | |



CANADIAN

Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 05/19/2022

Time 15:00:29

Account List

Page : 3

| Account | 090126396 | Current Owner | Legal Description |
|-------------|----------------------|--------------------------------------|-------------------------------------|
| ParcelID | 060263-024004-000000 | SUTHERS,DESTRY & JAMIE | SETTLERS RIDGE SEC 7 LOT 4 BLOCK 24 |
| Situs | 00305 OLD HOME PL | | |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 7 | 305 OLD HOME PL | |
| Block/Lot | 0024 / 0004 | YUKON | OK 73099- |
| Lot Size | 1 Lots | Book/Page 4926-0886 | |
| Account | 090126395 | Current Owner | Legal Description |
| ParcelID | 060263-024003-000000 | COMBS,PATRICK WILLIAM & TAMARA DIANE | SETTLERS RIDGE SEC 7 LOT 3 BLOCK 24 |
| Situs | 00309 OLD HOME PL | | |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 7 | 309 OLD HOME PL | |
| Block/Lot | 0024 / 0003 | YUKON | OK 73099- |
| Lot Size | 1 Lots | Book/Page 4971-0227 | |
| Account | 090126394 | Current Owner | Legal Description |
| ParcelID | 060263-024002-000000 | DORRELL,ROBERT & SUSAN | SETTLERS RIDGE SEC 7 LOT 2 BLOCK 24 |
| Situs | 00313 OLD HOME PL | | |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 7 | 313 OLD HOME PL | |
| Block/Lot | 0024 / 0002 | YUKON | OK 73099- |
| Lot Size | 1 Lots | Book/Page 4782-0257 | |
| Account | 090126393 | Current Owner | Legal Description |
| ParcelID | 060263-024001-000000 | REED,PAUL WARREN III TRUSTEE | SETTLERS RIDGE SEC 7 LOT 1 BLOCK 24 |
| Situs | 00317 OLD HOME PL | PWR REVOCABLE LIVING TRUST | |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 7 | 317 OLD HOME PL | |
| Block/Lot | 0024 / 0001 | YUKON | OK 73099- |
| Lot Size | 1 Lots | Book/Page 5241-0080 | |
| Account | 090126397 | Current Owner | Legal Description |
| ParcelID | 060263-024005-000000 | SMITH,SHANNON | SETTLERS RIDGE SEC 7 LOT 5 BLOCK 24 |
| Situs | 00301 OLD HOME PL | | |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 7 | 301 OLD HOME PL | |
| Block/Lot | 0024 / 0005 | YUKON | OK 73099- |
| Lot Size | 1 Lots | Book/Page 5054-1082 | |
| Account | 090123634 | Current Owner | Legal Description |
| ParcelID | 060256-014004-000000 | DECOSTER,JAMES A & ESTELLA | SETTLERS RIDGE SEC 3 LOT 4 BLOCK 14 |
| Situs | 00308 LAND RUN LN | | |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 3 | PSC 482 | |
| Block/Lot | 0014 / 0004 | BOX 2627 | |
| Lot Size | 1 Lots | FPO | AP 96362-0027 |
| | | Book/Page 4800-0027 | |
| Account | 090123633 | Current Owner | Legal Description |
| ParcelID | 060256-014003-000000 | JOHNSON,WILLIAM S & KERI J | SETTLERS RIDGE SEC 3 LOT 3 BLOCK 14 |
| Situs | 00312 LAND RUN LN | | |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 3 | 312 LAND RUN LN | |
| Block/Lot | 0014 / 0003 | YUKON | OK 73099- |
| Lot Size | 1 Lots | Book/Page 4425-0812 | |
| Account | 090123632 | Current Owner | Legal Description |
| ParcelID | 060256-014002-000000 | MARTIN,JUSTIN & REBECCA | SETTLERS RIDGE SEC 3 LOT 2 BLOCK 14 |
| Situs | 00316 LAND RUN LN | | |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 3 | 316 LAND RUN LANE | |
| Block/Lot | 0014 / 0002 | YUKON | OK 73099-000C |
| Lot Size | 1 Lots | Book/Page 4209-0978 | |
| Account | 090123631 | Current Owner | Legal Description |
| ParcelID | 060256-014001-000000 | ROBINSON,JAMES PATRICK & KAYLA MARIE | SETTLERS RIDGE SEC 3 LOT 1 BLOCK 14 |
| Situs | 00320 LAND RUN LN | | |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 3 | 320 LAND RUN LN | |
| Block/Lot | 0014 / 0001 | YUKON | OK 73099 |
| Lot Size | 1 Lots | Book/Page 5316-0910 | |



CANADIAN

Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 05/19/2022

Time 15:00:34

Account List

Page : 4

| Account | 090122275 | Current Owner | Legal Description |
|-------------|-------------------------|-------------------------------------|-------------------------------|
| ParcelID | 060551-004033-000000 | BRIDGES,LOYD J & SHEILA D | THE SPRINGS AT SETTLERS RIDGE |
| Situs | 00400 NATHAN WAY | | SEC 2 LOT 33 BLOCK 4 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS AT SETTLERS | 400 NATHAN WAY | |
| Block/Lot | 0004 / 0033 | YUKON | OK 73099-000C |
| Lot Size | 1 Lots | Book/Page 4010-0547 | |
| Account | 090122274 | Current Owner | Legal Description |
| ParcelID | 060551-004032-000000 | DANIEL, JEREMY & STEPHANIE | THE SPRINGS AT SETTLERS RIDGE |
| Situs | 00404 NATHAN WAY | | SEC 2 LOT 32 BLOCK 4 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS AT SETTLERS | 404 NATHAN WAY | |
| Block/Lot | 0004 / 0032 | YUKON | OK 73099 |
| Lot Size | 1 Lots | Book/Page 5287-1098 | |
| Account | 090122273 | Current Owner | Legal Description |
| ParcelID | 060551-004031-000000 | STEVENS,MARCIA SUE 2009 REVOC TRUST | THE SPRINGS AT SETTLERS RIDGE |
| Situs | 00408 NATHAN WAY | | SEC 2 LOT 31 BLOCK 4 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS AT SETTLERS | 408 NATHAN WAY | |
| Block/Lot | 0004 / 0031 | YUKON | OK 73099- |
| Lot Size | 1 Lots | Book/Page 5045-0098 | |
| Account | 090122272 | Current Owner | Legal Description |
| ParcelID | 060551-004030-000000 | ARG 1 OK LLC | THE SPRINGS AT SETTLERS RIDGE |
| Situs | 00412 NATHAN WAY | | SEC 2 LOT 30 BLOCK 4 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS AT SETTLERS | C/O SLK GLOBAL SOLUTIONS AMERICA | |
| Block/Lot | 0004 / 0030 | 2727 LBJ FREEWAY STE 806 | |
| Lot Size | 1 Lots | DALLAS TX 75234- | |
| | | Book/Page 4841-0073 | |
| Account | 090122271 | Current Owner | Legal Description |
| ParcelID | 060551-004029-000000 | THOMAS,DAVID M | THE SPRINGS AT SETTLERS RIDGE |
| Situs | 00416 NATHAN WAY | | SEC 2 LOT 29 BLOCK 4 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS AT SETTLERS | 416 NATHAN WAY | |
| Block/Lot | 0004 / 0029 | YUKON | OK 73099 |
| Lot Size | 1 Lots | Book/Page 4283-0932 | |
| Account | 090122270 | Current Owner | Legal Description |
| ParcelID | 060551-004028-000000 | SCHWIND,MARITA S TRUSTEE | THE SPRINGS AT SETTLERS RIDGE |
| Situs | 00420 NATHAN WAY | JOSEPH L & MARITA S SCHWIND REV TR | SEC 2 LOT 28 BLOCK 4 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS AT SETTLERS | 420 NATHAN WAY | |
| Block/Lot | 0004 / 0028 | YUKON | OK 73099- |
| Lot Size | 1 Lots | Book/Page 4246-1165 | |
| Account | 090122269 | Current Owner | Legal Description |
| ParcelID | 060551-004027-000000 | HOTTEL,GEORGE T III TRUSTEE | THE SPRINGS AT SETTLERS RIDGE |
| Situs | 00424 NATHAN WAY | HOTTEL FAMILY TRUST | SEC 2 LOT 27 BLOCK 4 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS AT SETTLERS | 604 NATHAN WAY | |
| Block/Lot | 0004 / 0027 | YUKON | OK 73099- |
| Lot Size | 1 Lots | Book/Page 4934-0990 | |
| Account | 090122268 | Current Owner | Legal Description |
| ParcelID | 060551-004026-000000 | ARG 1 OK LLC | THE SPRINGS AT SETTLERS RIDGE |
| Situs | 00428 NATHAN WAY | | SEC 2 LOT 26 BLOCK 4 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS AT SETTLERS | C/O SLK GLOBAL SOLUTIONS AMERICA | |
| Block/Lot | 0004 / 0026 | 2727 LBJ FREEWAY STE 806 | |
| Lot Size | 1 Lots | DALLAS TX 75234- | |
| | | Book/Page 4841-0073 | |
| Account | 090122267 | Current Owner | Legal Description |
| ParcelID | 060551-004025-000000 | HUGHES,NATHAN A & JENNIFER M | THE SPRINGS AT SETTLERS RIDGE |
| Situs | 00432 NATHAN WAY | | SEC 2 LOT 25 BLOCK 4 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS AT SETTLERS | 432 NATHAN WAY | |
| Block/Lot | 0004 / 0025 | YUKON | OK 73099-000C |
| Lot Size | 1 Lots | Book/Page 4159-0194 | |



CANADIAN

Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 05/19/2022

Time 15:00:39

Account List

Page : 5

| Account | 090021446 | Current Owner | Legal Description |
|-------------|--------------------------|------------------------------------|---|
| ParcelID | 131314-000000-000001 | MILESTONE LAND GROUP LLC | T12N R05W S31 SE4 A#1 PT SE4 - BEG |
| Situs | | F/K/A MILESTONE OKLAHOMA LLC | 60'W of SE/C, TH W588, TH N1038.36' |
| Sec/Twn/Rng | 31-12N-5W | | E598' S696.17' SW43.06' W239.56' S250' |
| Subdivision | | 3131 CAMPUS DR SUITE 100 | E228' NE84.85' S109.99' TPB. |
| Block/Lot | | PLYMOUTH MN 55441- | |
| Lot Size | 13.6100 Acres | Book/Page 2943-0272 | |
| Account | 090113141 | Current Owner | Legal Description |
| ParcelID | 060999-913314-000010 | HARBOR HOMES INC | T12N R05W S31 SE4 A#10 PT SE4 - BEG |
| Situs | | | 1038.4'N & 50'W OF SE/C, TH W598' N267. |
| Sec/Twn/Rng | 31-12N-5W | | 5' E573.06' SE35.1' S251.23' TPB |
| Subdivision | | 480 MERCHANT DR | |
| Block/Lot | | NORMAN OK 73069 | |
| Lot Size | 3.7040 Acres | Book/Page 5484-1163 | |
| Account | 090113328 | Current Owner | Legal Description |
| ParcelID | 060556-000000-00000A | SPRINGS AT SETTLERS RIDGE PROPERTY | THE SPRINGS AT SETTLER'S RIDGE |
| Situs | | OWNERS ASSOC. INC | COMMON AREA A-1 BEG COMMON |
| Sec/Twn/Rng | 31-12N-5W | | AREA A LESS BEG NW/C LT 3 BLK 4 |
| Subdivision | THE SPRINGS @ SETTLERS F | 773 CHRISTIAN LANE | THE SPRINGS AT SETTLERS RIDGE |
| Block/Lot | | YUKON OK 73099- | SECTION 2, THE N38.38' E110' S38.51' |
| Lot Size | 5.2500 Acres | Book/Page 4787-0896 | W110 TPB |
| Account | 090111330 | Current Owner | Legal Description |
| ParcelID | 060556-000000-00000C | SPRINGS AT SETTLERS RIDGE PROPERTY | THE SPRINGS AT SETTLER'S RIDGE |
| Situs | | OWNERS ASSOC. INC | COMMON AREA C |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS @ SETTLERS F | 773 CHRISTIAN LANE | |
| Block/Lot | | YUKON OK 73099- | |
| Lot Size | 0.2400 Acres | Book/Page 4787-0896 | |
| Account | 090111329 | Current Owner | Legal Description |
| ParcelID | 060556-000000-00000B | SPRINGS AT SETTLERS RIDGE PROPERTY | THE SPRINGS AT SETTLER'S RIDGE |
| Situs | | OWNERS ASSOC. INC | COMMON AREA B |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS @ SETTLERS F | 773 CHRISTIAN LANE | |
| Block/Lot | | YUKON OK 73099- | |
| Lot Size | 0.1800 Acres | Book/Page 4787-0896 | |
| Account | 090021445 | Current Owner | Legal Description |
| ParcelID | 060999-913314-000004 | STATE OF OKLAHOMA | T12N R05W S31 SE4 A#4-PT SE4 BEG |
| Situs | | DEPT TRANS/OFF LAND ACQUISIT | SE/C, TH W60' N292.2' NE51' N1050' |
| Sec/Twn/Rng | 31-12N-5W | | NW51' N1212' E60' S2654.2' TPB |
| Subdivision | | 200 NE 21ST ST | |
| Block/Lot | | OKLAHOMA CITY OK 73105-0000 | |
| Lot Size | 0.0000 Acres | Book/Page 2897-0582 | |
| Account | 090111327 | Current Owner | Legal Description |
| ParcelID | 060556-002032-000000 | BOWERS,TIMOTHY C | THE SPRINGS AT SETTLER'S RIDGE |
| Situs | 00401 CHRISTIAN LN | | LOT 32 BLK 2 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS @ SETTLERS F | 401 CHRISTIAN LN | |
| Block/Lot | 0002 / 0032 | YUKON OK 73099- | |
| Lot Size | 1 Lots | Book/Page 4740-0503 | |
| Account | 090111326 | Current Owner | Legal Description |
| ParcelID | 060556-002031-000000 | SMITH,MURL L & LINDA M TRUSTEES | THE SPRINGS AT SETTLER'S RIDGE |
| Situs | 00405 CHRISTIAN LN | MURL & LINDA SMITH LIVING TRUST | LOT 31 BLK 2 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS @ SETTLERS F | 405 CHRISTIAN LN | |
| Block/Lot | 0002 / 0031 | YUKON OK 73099- | |
| Lot Size | 1 Lots | Book/Page 5294-0305 | |
| Account | 090111325 | Current Owner | Legal Description |
| ParcelID | 060556-002030-000000 | VICE,MARK & LORI | THE SPRINGS AT SETTLER'S RIDGE |
| Situs | 00409 CHRISTIAN LN | | LOT 30 BLK 2 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS @ SETTLERS F | 409 CHRISTIAN LN | |
| Block/Lot | 0002 / 0030 | YUKON OK 73099- | |
| Lot Size | 1 Lots | Book/Page 5155-0694 | |



CANADIAN

Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 05/19/2022

Time 15:00:44

Account List

Page : 6

| Account | 090111324 | Current Owner | Legal Description |
|-------------|--------------------------|------------------------------------|------------------------------------|
| ParcelID | 060556-002029-000000 | HERRING,DANA R | THE SPRINGS AT SETTLER'S RIDGE |
| Situs | 00413 CHRISTIAN LN | | LOT 29 BLK 2 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS @ SETTLERS F | 413 CHRISTIAN LN | |
| Block/Lot | 0002 / 0029 | YUKON | OK 73099 |
| Lot Size | 1 Lots | Book/Page 5421-0161 | |
| Account | 090111323 | Current Owner | Legal Description |
| ParcelID | 060556-002028-000000 | BYNUM,DARIN P & WHITNEY B | THE SPRINGS AT SETTLER'S RIDGE |
| Situs | 00417 CHRISTIAN LN | | LOT 28 BLK 2 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS @ SETTLERS F | 417 CHRISTIAN LN | |
| Block/Lot | 0002 / 0028 | YUKON | OK 73099-000C |
| Lot Size | 1 Lots | Book/Page 3993-0975 | |
| Account | 090111322 | Current Owner | Legal Description |
| ParcelID | 060556-002027-000000 | COX,FREDDIE D & KITTY D | THE SPRINGS AT SETTLER'S RIDGE |
| Situs | 00421 CHRISTIAN LN | | LOT 27 BLK 2 |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | THE SPRINGS @ SETTLERS F | 421 CHRISTIAN LN | |
| Block/Lot | 0002 / 0027 | YUKON | OK 73099 |
| Lot Size | 1 Lots | Book/Page 5356-0051 | |
| Account | 090109863 | Current Owner | Legal Description |
| ParcelID | 060241-001017-000000 | NORRIS,RONALD G & NUMER J | SETTLER'S RIDGE SEC 1 LOT 17 BLK 1 |
| Situs | 00500 OLD HOME PL | | |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 1 | 12901 TORRE PINES LN | |
| Block/Lot | 0001 / 0017 | YUKON | OK 73099- |
| Lot Size | 1 Lots | Book/Page 4883-1016 | |
| Account | 090109864 | Current Owner | Legal Description |
| ParcelID | 060241-001018-000000 | PARKER,GEORGE E & ANNIE L | SETTLER'S RIDGE SEC 1 LOT 18 BLK 1 |
| Situs | 00404 OLD HOME PL | | |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 1 | 404 OLD HOME PL | |
| Block/Lot | 0001 / 0018 | YUKON | OK 73099- |
| Lot Size | 1 Lots | Book/Page 4957-0050 | |
| Account | 090109865 | Current Owner | Legal Description |
| ParcelID | 060241-001019-000000 | CROSSLEY,ALLISON DAWN | SETTLER'S RIDGE SEC 1 LOT 19 BLK 1 |
| Situs | 00400 OLD HOME PL | | |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 1 | 400 OLD HOME PL | |
| Block/Lot | 0001 / 0019 | YUKON | OK 73099- |
| Lot Size | 1 Lots | Book/Page 4434-0474 | |
| Account | 090109871 | Current Owner | Legal Description |
| ParcelID | 060241-002006-000000 | MYRICK,SCOTT T & ALISSA D | SETTLER'S RIDGE SEC 1 LOT 6 BLK 2 |
| Situs | 00401 OLD HOME PL | | |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 1 | 401 OLD HOME PL | |
| Block/Lot | 0002 / 0006 | YUKON | OK 73099-000C |
| Lot Size | 1 Lots | Book/Page 3956-0688 | |
| Account | 090109872 | Current Owner | Legal Description |
| ParcelID | 060241-002007-000000 | KELLY,CYNTHIA HOPE TRUSTEE | SETTLER'S RIDGE SEC 1 LOT 7 BLK 2 |
| Situs | 00405 OLD HOME PL | CYNTHIA HOPE KELLY LVNG TRUST ETAL | |
| Sec/Twn/Rng | 31-12N-5W | | |
| Subdivision | SETTLERS RIDGE SEC 1 | 405 OLD HOME PLACE | |
| Block/Lot | 0002 / 0007 | YUKON | OK 73099 |
| Lot Size | 1 Lots | Book/Page 5440-0691 | |

SPUD-____ MASTER DESIGN STATEMENT

325 N Cemetery Road

May 25, 2022

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020).

I. SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development, provided, however, that the density and/or intensity of the SPUD 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 Simplified Planned Unit Development. 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 Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD 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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

This site will be developed in accordance with the regulation of **R-2, "Medium-Low Density" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the R-2, "Medium-Low Density" District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Single-Family Residential (8200.14)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

Maximum height of any building shall be 35 feet.

3. Minimum Lot Size:

The minimum lot size within this SPUD shall be 3,000 SF for each duplex unit.

4. Minimum Lot Width:

The minimum lot width within this SPUD shall be 30 feet.

5. Maximum Building Coverage:

The maximum building coverage within this SPUD shall be 75%.

6. Building Setback Lines:

PUD Boundary Setbacks:

North: None

South: None

East: None

West: 60 feet

Internal Setbacks:

Front Yard: 10 feet, the driveway shall be a minimum of 18' feet in depth and shall not encroach on sidewalk.

Side Yard: 5 feet

Rear Yard: 10 feet

Setbacks between internally divided parcels shall be zero (0) feet, except as required by building and fire codes.

7. Sight-proof Screening:

Sight-proof fencing shall not be required for this SPUD. Existing sight-proof fencing already exists along the east property line.

8. Landscaping:

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

9. Signs:

Signage shall be per the base zoning district.

Signage shall be permitted within the center median of the boulevard entrance.

10. Vehicular Access:

Access shall be taken from NW 3rd St. via one (1) boulevard-style drive.

11. Sidewalks:

Five-foot sidewalks shall be constructed on N Cemetery Rd. and NW 3rd St. or six-foot sidewalks shall be required if the sidewalks are constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

Internal sidewalks shall be required and shall be four-feet in width or five-feet in width if constructed adjacent to the curb.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFs, wood or architectural metal shall be permitted. Architectural regulations do not apply to accessory structures.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Platting:

All land within this SPUD shall be contained within a Final Plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD.

5. Other:

5.1 Lighting: N/A

5.2 Dumpsters: N/A

5.3 Common Areas: Not Required

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of the SE/4 of Section 31, Township 12 North, Range 5 West of the Indian Meridian;

THENCE N0°01'52"E along the East line of said SE/4 a distance of 1038.40 feet;

THENCE N89°58'08"W a distance of 50.00 feet to a point on the West right-of-way line of State Highway 92 and the point of the beginning;

THENCE continuing N89°58'08"W a distance of 598.00 feet;

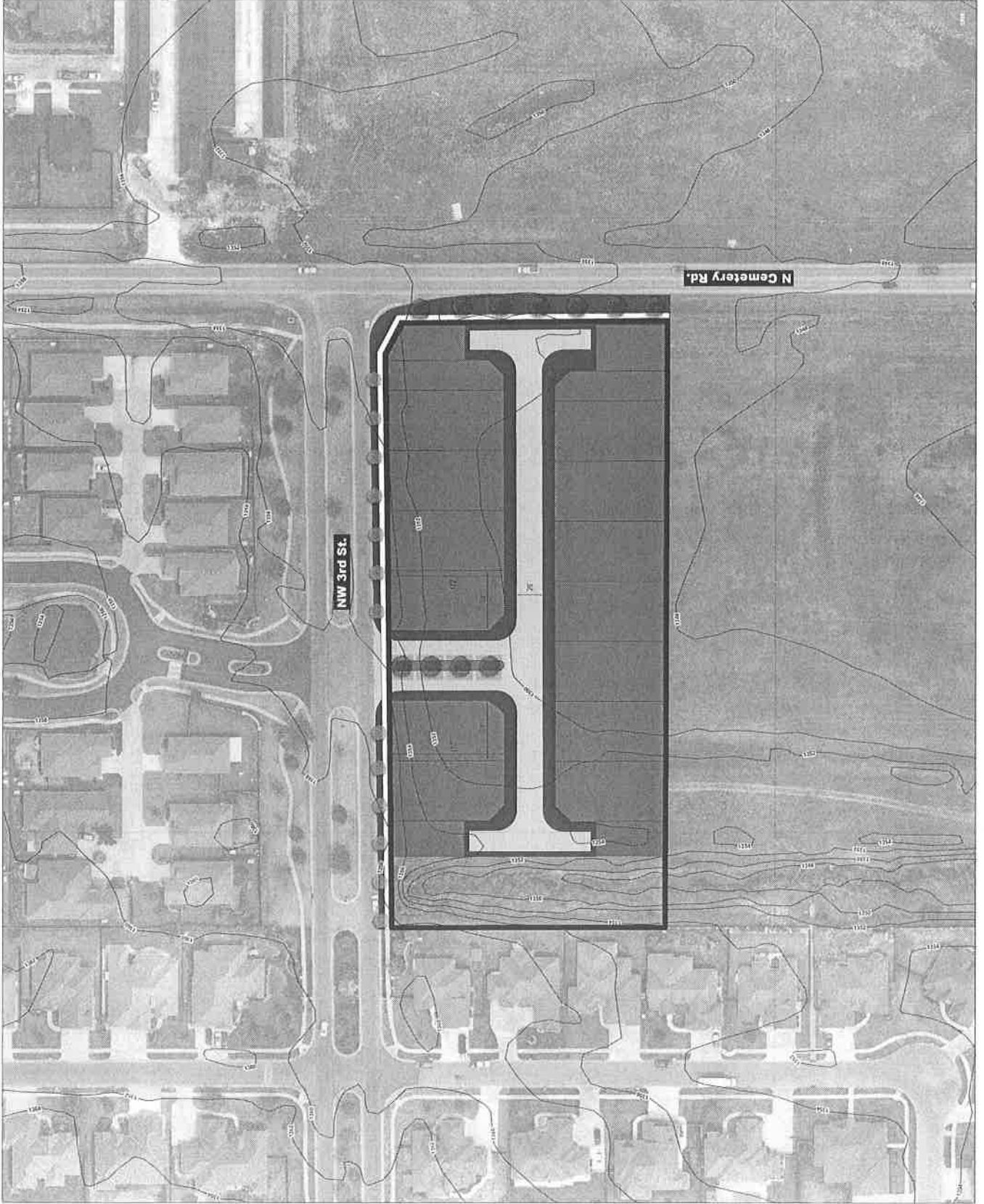
THENCE N0°01'52"E and parallel with the East line of said SE/4 a distance of 267.50 feet to the Southwest corner of platted THE SPRINGS AT SETTLER'S RIDGE ADDITION;

THENCE N89°11'42"E along the South line of said THE SPRINGS AT SETTLER'S RIDGE ADDITION a distance of 573.06 feet;

THENCE S45°23'13"E along a southeasterly line of said THE SPRINGS AT SETTLER'S RIDGE ADDITION, a distance of 35.10 feet;

THENCE S0°01'52"E and parallel with the East line of said SE/4 a distance of 251.23 feet to the point of beginning.

As recorded in Book 5484, Page 1163-1164, Canadian County, Oklahoma.



SPUD- 325 N Cemetery Rd.

Exhibit B
Conceptual Site Plan
 +/- 3.704 acres