



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:	RUD-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](mailto: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, 9<sup>th</sup> 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 - Hechtlinger Inc

5-23-22

Date

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



## 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  $N0^{\circ}01'52''E$  along the East line of said SE/4 a distance of 1038.40 feet;

THENCE  $N89^{\circ}58'08''W$  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  $N89^{\circ}58'08''W$  a distance of 598.00 feet;

THENCE  $N0^{\circ}01'52''E$  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  $N89^{\circ}11'42''E$  along the South line of said THE SPRINGS AT SETTLER'S RIDGE ADDITION a distance of 573.06 feet;

THENCE  $S45^{\circ}23'13''E$  along a southeasterly line of said THE SPRINGS AT SETTLER'S RIDGE ADDITION, a distance of 35.10 feet;

THENCE  $S0^{\circ}01'52''E$  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.



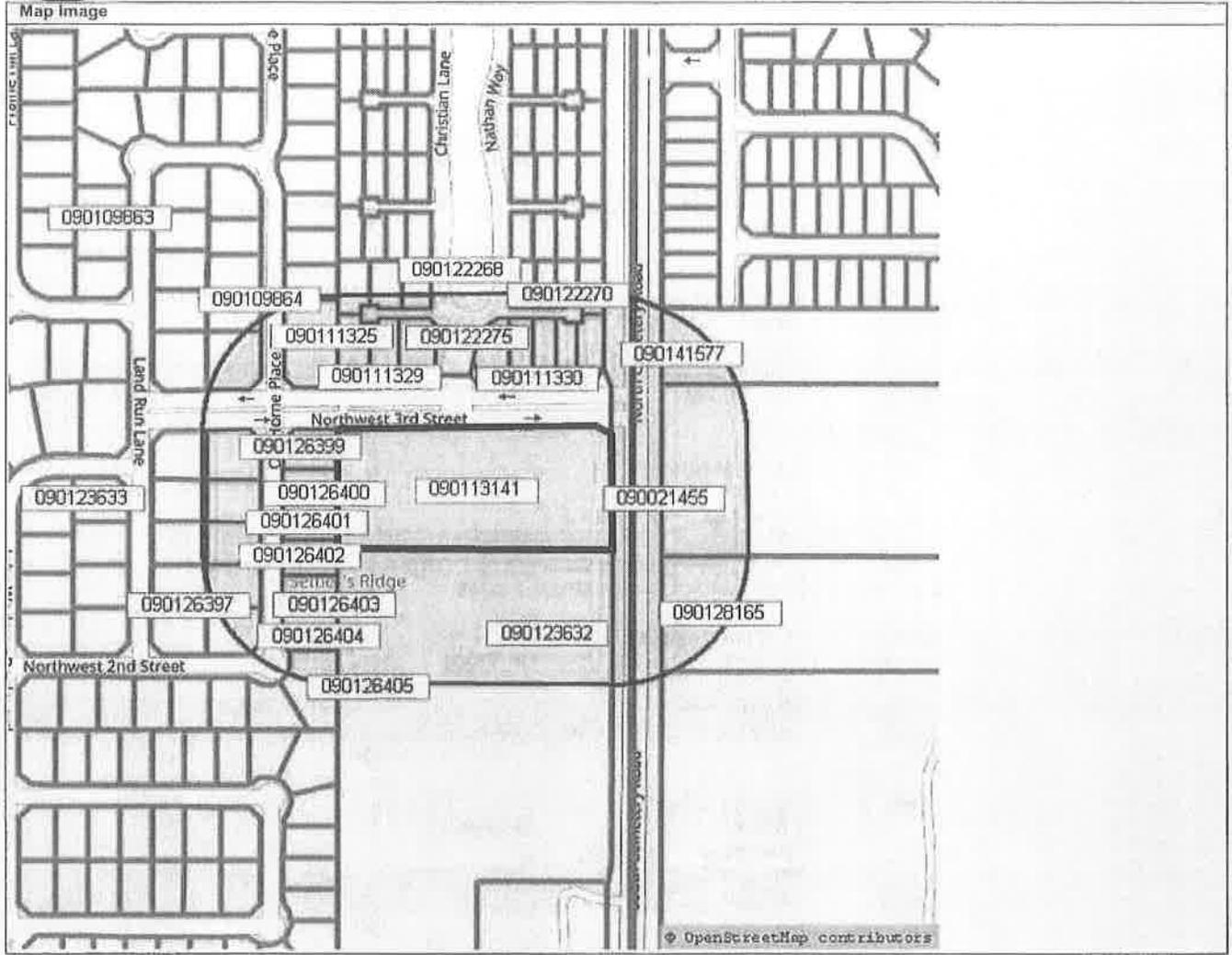
**CANADIAN**

**Parcel Map and Account Listing**

Data provided by MATT WEHMULLER County Assessor

Date 05/19/2022

Time 15:00:21



**Account List**

Account	ParcelID	Current Owner	Legal Description
090128165	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	913 N BROADWAY AVE OKLAHOMA CITY OK 73102-	
	Sec/Twn/Rng	32-12N-5W	
	Subdivision		
	Block/Lot		
	Lot Size	8.1900 Acres	
090021455	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	LEGAL DIVISION-BUSINESS OFFICE 200 NE 21ST ST OKLAHOMA CITY OK 73105-000C	
	Sec/Twn/Rng	32-12N-5W	
	Subdivision		
	Block/Lot		
	Lot Size	3.6600 Acres	
090148553	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	13313 NW 3RD ST YUKON OK 73099	
	Sec/Twn/Rng	32-12N-5W	
	Subdivision		
	Block/Lot		
	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**

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



CANADIAN

Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 05/19/2022

Time 15:00:29

Account List

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



CANADIAN

Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 05/19/2022

Time 15:00:34

Account List

Account	090122275	Current Owner	Legal Description
ParcelID	060551-004033-000000	BRIDGES,LOYD J & SHEILA D	THE SPRINGS AT SETTLERS RIDGE SEC 2 LOT 33 BLOCK 4
Situs	00400 NATHAN WAY		
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 SEC 2 LOT 32 BLOCK 4
Situs	00404 NATHAN WAY		
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 SEC 2 LOT 31 BLOCK 4
Situs	00408 NATHAN WAY		
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 SEC 2 LOT 30 BLOCK 4
Situs	00412 NATHAN WAY		
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 SEC 2 LOT 29 BLOCK 4
Situs	00416 NATHAN WAY		
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 SEC 2 LOT 28 BLOCK 4
Situs	00420 NATHAN WAY	JOSEPH L & MARITA S SCHWIND REV TR	
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 SEC 2 LOT 27 BLOCK 4
Situs	00424 NATHAN WAY	HOTTEL FAMILY TRUST	
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 SEC 2 LOT 26 BLOCK 4
Situs	00428 NATHAN WAY		
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 SEC 2 LOT 25 BLOCK 4
Situs	00432 NATHAN WAY		
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

Table with 4 columns: Account, Current Owner, Legal Description, and various property details like ParcelID, Situs, Sec/Twn/Rng, Subdivision, Block/Lot, Lot Size, and Book/Page.



**CANADIAN**

**Parcel Map and Account Listing**

Data provided by MATT WEHMULLER County Assessor

Date 05/19/2022

Time 15:00:44

**Account List**

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

# 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 3<sup>rd</sup> St. via one (1) boulevard-style drive.

**11. Sidewalks:**

Five-foot sidewalks shall be constructed on N Cemetery Rd. and NW 3<sup>rd</sup> 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;

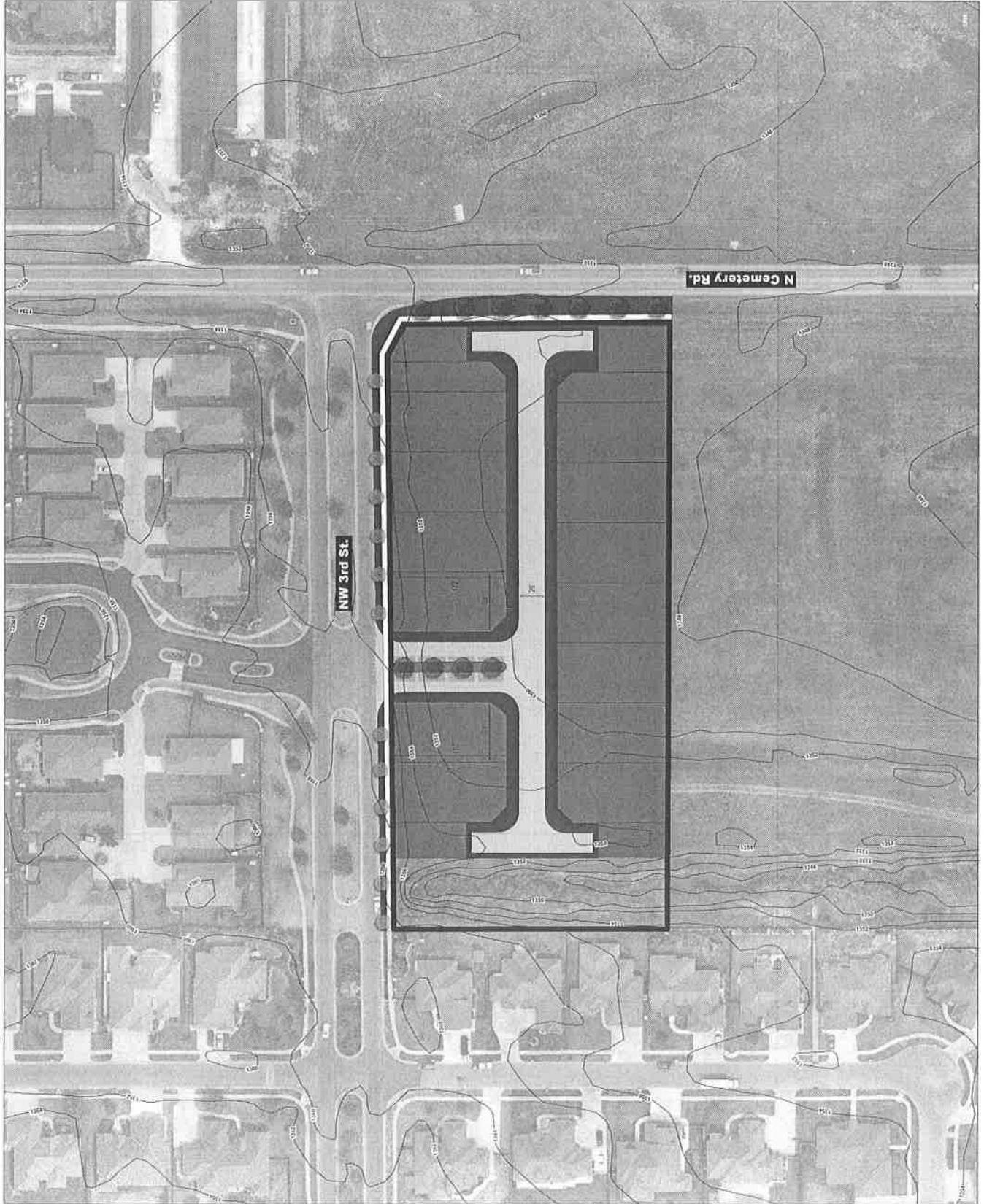
THENCE N0°01'52"E and parallel with the East line of said SE/4 a distance of 267.50 feet to the Southwest corner of platted THE SPRINGS AT SETTLER'S RIDGE ADDITION;

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  
47.5704 acres

**JA**  
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