



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

Meinke Builders, Inc.

Name of Development or Applicant

11800 SW 104th St., Mustang, OK

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

Residential development

Summary Purpose Statement / Proposed Development

Staff Use Only:	Case No.: PUD - 1957
File Date:	1JUN'23
Ward No.:	3
Nbhd. Assoc.:	---
School District:	MUSTANG
Extg Zoning:	PUD-1103
Overlay:	---

5.03 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 \$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):

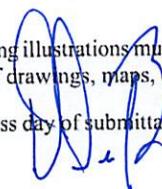
 Name

 Mailing Address

 City, State, Zip Code

 Phone

 Email



 Signature of Applicant
 Williams, Box, Forshee & Bullard, P.C. on behalf of
 applicant

 Applicant's Name (please print)

522 Colcord Dr.

 Applicant's Mailing Address
 Oklahoma City, OK 73102

 City, State, Zip Code
 405-232-0080

 Phone

 Email
 dmbbox@wbfbllaw.com; esilberg@wbfbllaw.com

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.

ACT

**JOINT TENANCY
WARRANTY DEED
(INDIVIDUAL)**

Doc# R 2005 2857
Bk#Pg# RB 3026 892
Filed: 02-08-2005 01:21:40 PM
Canadian County, OK

IMV
WD

13
①

KNOW ALL MEN BY THESE PRESENTS:

That **ROLAND H. WEST** and **JEANINE R. WEST**, trustee, or successor trustee(s) of the **WEST TRUST DATED APRIL 27, 2001** party(IES) of the first part, in consideration of the sum of **TEN AND NO/100** dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **ADAM MEINKE** and **PETRA MEINKE** as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in event of the death of either, parties of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

THE NORTH ONE-HALF OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINE (9), TOWNSHIP TEN (10) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CONTAINING 5.03 ACRES MORE OR LESS.

Less and except any interest in and to all of the mineral rights in and under real property conveyed herein and subject to easements, restrictive covenants and rights of way of record.

RETURN TO:

ADAM MEINKE and PETRA MEINKE

11701 SW 104th
Mustang, OK 73064

TAXES TO:

ADAM MEINKE and PETRA MEINKE

SAME

State of Oklahoma
Canadian County
Documentary Stamps

\$ 67.50

together with all the improvements thereon, and the appurtenances thereto belonging, and warrant the title to the same.

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

Signed and delivered 1-24-05

Roland H. West
ROLAND H. WEST

Jeanine R. West
JEANINE R. WEST

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Missouri)
COUNTY OF Jackson) SS:

Before me, a Notary Public in and for this State, on this 24th day of Jan. 2005, personally appeared **ROLAND H. WEST** and **JEANINE R. WEST**, trustee, or successor trustee(s) of the **WEST TRUST DATED APRIL 27, 2001**, to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

SEAL

Commission Number: _____
Notary Public
My Commission expires: 4-12-08 Kathryn L. Stephens

File # 05010613

KATHRYN L. STEPHENS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires April 12, 2008

DS 67.50

Joint Tenancy Warranty Deed (Individual) MC001133

Exhibit A
Legal Description

The North One-Half (N/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Nine (9), Township 10 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, containing 5.03 acres more or less.

PLAT OF SURVEY

NW/4 NW/4 Sec. 9,
T-10-N, R-5-W I.M.
CCR by L.S. 1084
FD Rail Road Spike

NE/4 NW/4 Sec. 9,
T-10-N, R-5-W I.M.
CCR by L.S. 1084
FD 3/8" rebar

SW 104th STREET
1991.98'

S 89°34'40" W 2655.98'
212.28'

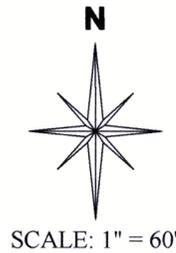
451.71'

FD 3/8" rebar
w/PLS 1256 cap

33' Statutory R/W

FD 3/8" rebar
w/PLS 1256 cap

32.3° S
1.8' E
FC



TRACT "B"
1.61 acres more or less

TRACT "A"
3.43 acres more or less

S 00°05'10" E 330.37'

N 00°05'10" W 330.40'
S 00°05'10" E 330.40'

N 00°05'34" W 330.45'
SOUTH DARROW ROAD

60' Private Roadway and Utility easement Bk. 560, Pg. 673

1.6' N
0.5' E
FC

212.28'

N 89°35'05" E 664.03'

451.75'

FD 3/8" rebar
w/PLS 1256 cap

FD 3/8" rebar
w/PLS 1256 cap

LEGAL DESCRIPTION: ORIGINAL

The North-half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (N/2 NE/4 NE/4 NW/4) of Section Nine (9), Township Ten (10) North, Range Five (5) West of the Indian Meridian, as described in a Warranty Deed recorded in Book 3026, Page 892 in the Canadian County Clerk's office.

LEGAL DESCRIPTION: TRACT (A)

A tract of land located in the North-half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (N/2 NE/4 NE/4 NW/4) of Section Nine (9), Township Ten (10) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:
Beginning at the Northeast corner of said Northwest Quarter (Certified Corner Record by L.S. #1084);
Thence South 89°34'40" West on the North line of said Northwest Quarter (being the basis of bearing for this legal description) for a distance of 451.71 feet; Thence South 00°05'10" East and parallel with West line of said North-half for a distance of 330.40 feet to the South line of said North-half;
Thence North 89°35'05" East for a distance of 451.75 feet to the Southeast corner of said North-half;
Thence North 00°05'34" West for a distance of 330.45 feet to the point of beginning.
This property description was prepared on April 19, 2023 by Steve Schuelein, Licensed Professional Land Surveyor Number 1256.

LEGAL DESCRIPTION: TRACT (B)

A tract of land located in the North-half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (N/2 NE/4 NE/4 NW/4) of Section Nine (9), Township Ten (10) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:
Commencing at the Northeast corner of said Northwest Quarter (Certified Corner Record by L.S. #1084);
Thence South 89°34'40" West on the North line of said Northwest Quarter (being the basis of bearing for this legal description) for a distance of 451.71 feet to the point of beginning;
Thence continuing South 89°34'40" West for a distance of 212.28 feet to the Northwest corner of said North-half;
Thence South 00°05'10" East for a distance of 330.37 feet to the Southwest corner of said North-half;
Thence North 89°35'05" East on the South line of said North-half for a distance of 212.28 feet;
Thence North 00°05'10" West for a distance of 330.40 feet to the point of beginning.
This property description was prepared on April 19, 2023 by Steve Schuelein, Licensed Professional Land Surveyor Number 1256.

SCHEDULE B-2 EASEMENT NOTES:

A Title Commitment was not provided to this maker.
This maker assumes no liability for any Easements or Right-Of-Ways that may or may not cross surveyed property.

CERTIFICATE OF SURVEY:

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 Land Surveyors.

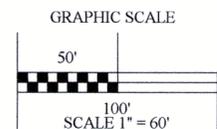
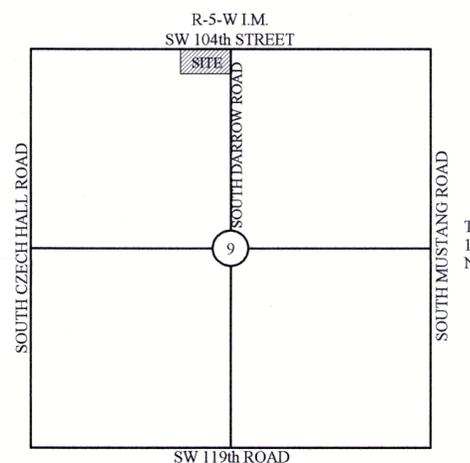
Steve Schuelein 4-22-23
Steve Schuelein, Licensed Professional Land Surveyor No. 1256



SURVEYORS NOTES:

Bearing reference is the North line of the NW/4 = S 89°34'40" West, Grid
Building on surveyed property are not shown hereon.
● = Set 3/8" rebar with PLS 1256 cap unless noted.
CCR = Certified Corner Record
FC = fence corner
FD = found
X = plastic rail fence

OWNER:
Adam and Petra Meinke
11800 SW 104 Street, Mustang, Oklahoma 73064



STEVE R. SCHUELEIN
1228 SW 81 STREET
OKLAHOMA CITY, OK 73139
MOBILE: (405) 306-6771
E-MAIL: shoesand@cox.net
SURVEY NO.: S2416 NEW
DATE: 04/19/2023
DATE OF LAST SITE VISIT: 04/18/2023
REVISION DATE:

LETTER OF AUTHORIZATION

Adam & Petra Meinke, (the property owner of record) or (an agent of the property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location ____

11800 SW 104th St. Mustang (OKC City Lim. 15)

By: Petra Meinke

Title: Owner

Date: 5-8-23

CERTIFICATE OF BONDED ABTRACTOR
(400 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 400 feet in all directions of the following described land:

The North One-Half (N/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Nine (9), Township 10 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, containing 5.03 acres more or less.

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: May 22, 2023 at 7:30 AM

First American Title Insurance Company

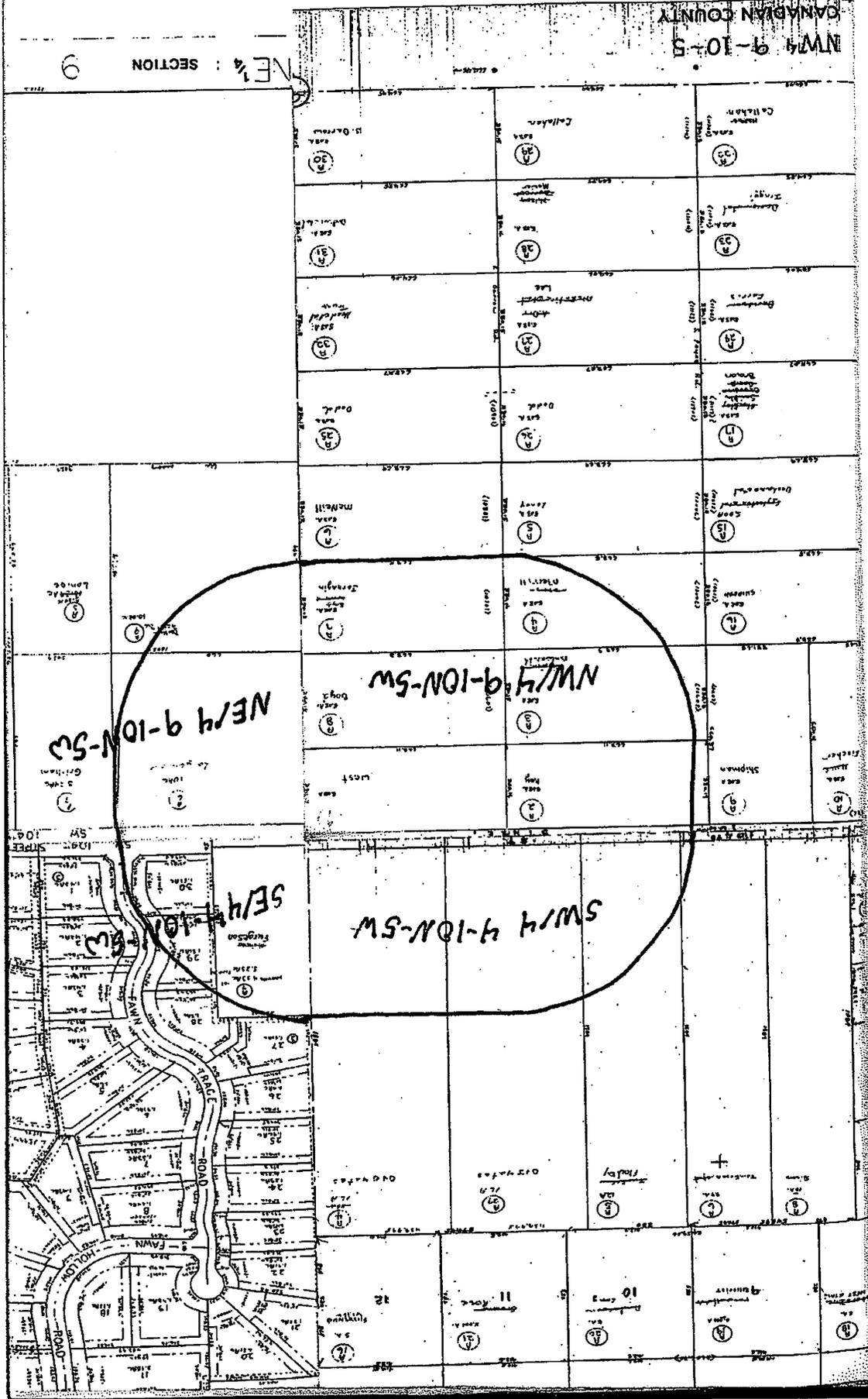
By: 
Sarah Overholser
Abstractor License No. 4803
OAB Certificate of Authority # 0058
File No. 2815255-WA99

Owner	Mailing Address	LOT	BLOCK	Legal Description
ADAM MEINKE & PETRA MEINKE	11800 SW 104TH ST.MUSTANG.OK.73064			PT NW/4 9-10N-5W (A#1 ON THE MAP) - SUBJECT PROPERTY
JAMES BOYD & PHYLLIS BOYD REVOCABLE LIVING TRUST	10601 DARROW RD.MUSTANG.OK.73064			PT NW/4 9-10N-5W (A#8 ON THE MAP)
CHRISTOPHER D DELOE	10701 S DARROW RD.MUSTANG.OK.73064			PT NW/4 9-10N-5W (A#7 ON THE MAP)
DOUBLE LL PROPERTIES LLC C/O BRET LANGERMAN	11714 SW 104TH ST.MUSTANG.OK.73064			PT NE/4 9-10N-5W (A#9 ON THE MAP)
BRET S LANGERMAN & DELAINE LANGERMAN	11714 SW 104TH ST.MUSTANG.OK.73064			PT NE/4 9-10N-5W (A#6 ON THE MAP)
JOE R SIMON & TINA R SIMON LIVING TRUST	11701 SW 104TH ST.MUSTANG.OK.73064			PT SE/4 4-10N-5W (A#7 ON THE MAP)
RICK C FERGUSON & TERRA SUE FERGUSON	10415 FAWN TRACE RD.MUSTANG.OK.73064	30	3	FAWN VALLEY 3
DUANE J MUHS & VICKI A MUHS	104 FAWN TRACE RD.MUSTANG.OK.73064	29	3	FAWN VALLEY 3
KIRK R HALCOMB & MONICA L HALCOMB	10301 FAWN TRACE RD.MUSTANG.OK.73064	28	3	FAWN VALLEY 3
SIBU SIMON & ELIZABETH C SIMON	10632 NW 40TH ST.YUKON.OK.73099	27	3	FAWN VALLEY 3
DAVID L YATES & DEENA M YATES 2022 REVOCABLE TRUST	11801 SW 104TH ST.MUSTANG.OK.73064			PT SW/4 4-10N-5W (A#4 ON THE MAP)
DAMON G YATES REVOCABLE TRUST DATED 7-18-14	11901 SW 104TH ST.MUSTANG.OK.73064			PT SW/4 4-10N-5W (A#27 ON THE MAP)
CALE WITTER	11929 SW 104TH ST.MUSTANG.OK.73064			PT SW/4 4-10N-5W (A#5 ON THE MAP)
WACO SCOTT TOMLINSON	11981 SW 104TH ST.MUSTANG.OK.73064			PT SW/4 4-10N-5W (A#6 ON THE MAP)
JOHNNY KEY	11936 SW 104TH.MUSTANG.OK.73064			PT NW/4 9-10N-5W (A#2 ON THE MAP)
ERIC BOYD NEWELL	10608 S PAYNE RD.MUSTANG.OK.73064			PT NW/4 9-10N-5W (A#3 ON THE MAP)
DENNIS L MERRILL & ABBY N MERRILL	10612 PAYNE RD.MUSTANG.OK.73064			PT NW/4 9-10N-5W (A#4 ON THE MAP)
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

2815255

NW 1/4 9-10-5
CANNABIAN COUNTY

SECTION 9



THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

Meinke Builders, Inc.

11800 SW 104th St.

May 31, 2023

PREPARED FOR:

Meinke Builders, Inc.
11800 SW 104th St.
Mustang, Oklahoma 73064

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbflaw.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Meinke Builders, Inc., consisting of 5.03 acres, is located within the Northeast Quarter (NE/4) of Section 9, Township 10 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owners and developers of this property is Adam and Petra Meinke.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned PUD-1103. Surrounding properties are zoned and used for:

- North: AA District and is undeveloped.
- East: AA District and is used for residential.
- South: AA District and used for residential.
- West: AA District and used for residential.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently developed and used for single-family residential.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit a residential development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 104th St. The nearest street to the east is S. Darrow Rd. The nearest street to the south is SW 119th. The nearest street to the west is S. Payne Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic.

7.3 WATER

Water facilities for this property are not available. Water services will be provided from private well.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 38 located at 14500 SW 59th St. It is approximately 6 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0SPECIAL 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, 2020, as amended, 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.

8.1USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-A Single Family Rural Residential District shall govern this PUD, except as herein modified.

All uses within the R-A District shall be permitted:

9.0SPECIAL CONDITIONS

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

9.1FAÇADE REGULATIONS

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, metal, masonry, rock, stone, stucco, or wood, or other similar type finish.

9.2 LANDSCAPING REGULATIONS

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

The existing five-foot PVC fence shall be permitted to remain and deemed to conform to applicable regulations.

9.5 PLATTING REGULATIONS

Platting shall not be required.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

There shall be one (1) access point from Darrow Rd. and a maximum of two (2) access points – one driveway per lot – from SW 104th St. in this PUD.

9.9 PARKING REGULATIONS

The existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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, 2020, as amended.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations.

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD’S)

Electronic Message Display signs will be prohibited.

9.11 ROOFING REGULATIONS

The existing roof shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, it shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK AND DENSITY REGULATIONS

The existing setbacks shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, yard requirements in this PUD shall be the same as the base-zoning district.

Minimum lot size within this PUD shall not be less than 1.6 acres.

9.15 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.

9.16 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.

9.17 SPECIFIC PLAN

A specific plan shall not be required.

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 – Conceptual Master Development Plan
- Exhibit C – Topography Plan

Exhibit A
Legal Description

The North One-Half (N/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Nine (9), Township 10 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, containing 5.03 acres more or less.

PLAT OF SURVEY

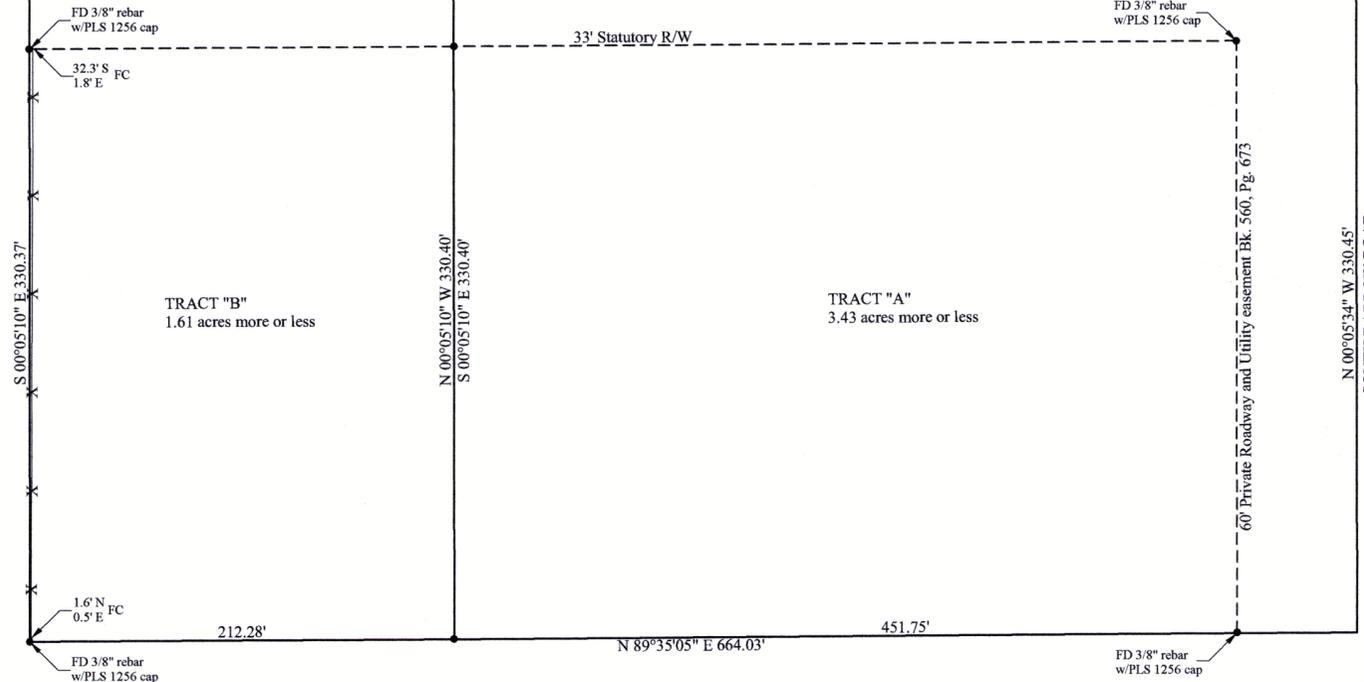
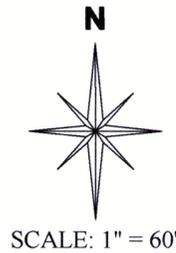
NW/4 NW/4 Sec. 9,
T-10-N, R-5-W I.M.
CCR by L.S. 1084
FD Rail Road Spike

NE/4 NW/4 Sec. 9,
T-10-N, R-5-W I.M.
CCR by L.S. 1084
FD 3/8" rebar

SW 104th STREET
1991.98'

S 89°34'40" W 2655.98'
212.28'

451.71'



LEGAL DESCRIPTION: ORIGINAL

The North-half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (N/2 NE/4 NE/4 NW/4) of Section Nine (9), Township Ten (10) North, Range Five (5) West of the Indian Meridian, as described in a Warranty Deed recorded in Book 3026, Page 892 in the Canadian County Clerk's office.

LEGAL DESCRIPTION: TRACT (A)

A tract of land located in the North-half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (N/2 NE/4 NE/4 NW/4) of Section Nine (9), Township Ten (10) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:
Beginning at the Northeast corner of said Northwest Quarter (Certified Corner Record by L.S. #1084);
Thence South 89°34'40" West on the North line of said Northwest Quarter (being the basis of bearing for this legal description) for a distance of 451.71 feet; Thence South 00°05'10" East and parallel with West line of said North-half for a distance of 330.40 feet to the South line of said North-half;
Thence North 89°35'05" East for a distance of 451.75 feet to the Southeast corner of said North-half;
Thence North 00°05'34" West for a distance of 330.45 feet to the point of beginning.
This property description was prepared on April 19, 2023 by Steve Schuelein, Licensed Professional Land Surveyor Number 1256.

LEGAL DESCRIPTION: TRACT (B)

A tract of land located in the North-half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (N/2 NE/4 NE/4 NW/4) of Section Nine (9), Township Ten (10) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:
Commencing at the Northeast corner of said Northwest Quarter (Certified Corner Record by L.S. #1084);
Thence South 89°34'40" West on the North line of said Northwest Quarter (being the basis of bearing for this legal description) for a distance of 451.71 feet to the point of beginning;
Thence continuing South 89°34'40" West for a distance of 212.28 feet to the Northwest corner of said North-half;
Thence South 00°05'10" East for a distance of 330.37 feet to the Southwest corner of said North-half;
Thence North 89°35'05" East on the South line of said North-half for a distance of 212.28 feet;
Thence North 00°05'10" West for a distance of 330.40 feet to the point of beginning.
This property description was prepared on April 19, 2023 by Steve Schuelein, Licensed Professional Land Surveyor Number 1256.

SCHEDULE B-2 EASEMENT NOTES:

A Title Commitment was not provided to this maker.
This maker assumes no liability for any Easements or Right-Of-Ways that may or may not cross surveyed property.

CERTIFICATE OF SURVEY:

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 Land Surveyors.

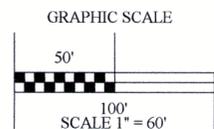
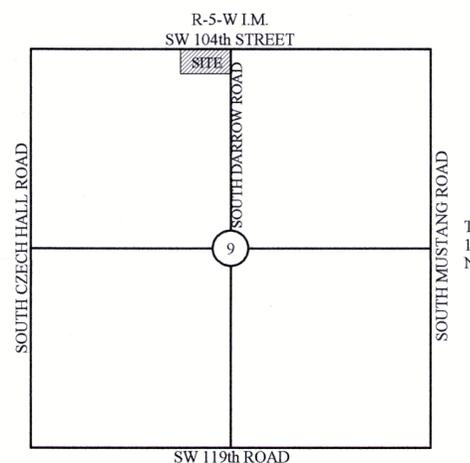
Steve Schuelein 4-22-23
Steve Schuelein, Licensed Professional Land Surveyor No. 1256



SURVEYORS NOTES:

Bearing reference is the North line of the NW/4 = S 89°34'40" West, Grid
Building on surveyed property are not shown hereon.
● = Set 3/8" rebar with PLS 1256 cap unless noted.
CCR = Certified Corner Record
FC = fence corner
FD = found
X = plastic rail fence

OWNER:
Adam and Petra Meinke
11800 SW 104 Street, Mustang, Oklahoma 73064



STEVE R. SCHUELEIN
1228 SW 81 STREET
OKLAHOMA CITY, OK 73139
MOBILE: (405) 306-6771
E-MAIL: shoesand@cox.net
SURVEY NO.: S2416 NEW
DATE: 04/19/2023
DATE OF LAST SITE VISIT: 04/18/2023
REVISION DATE:

EXHIBIT C

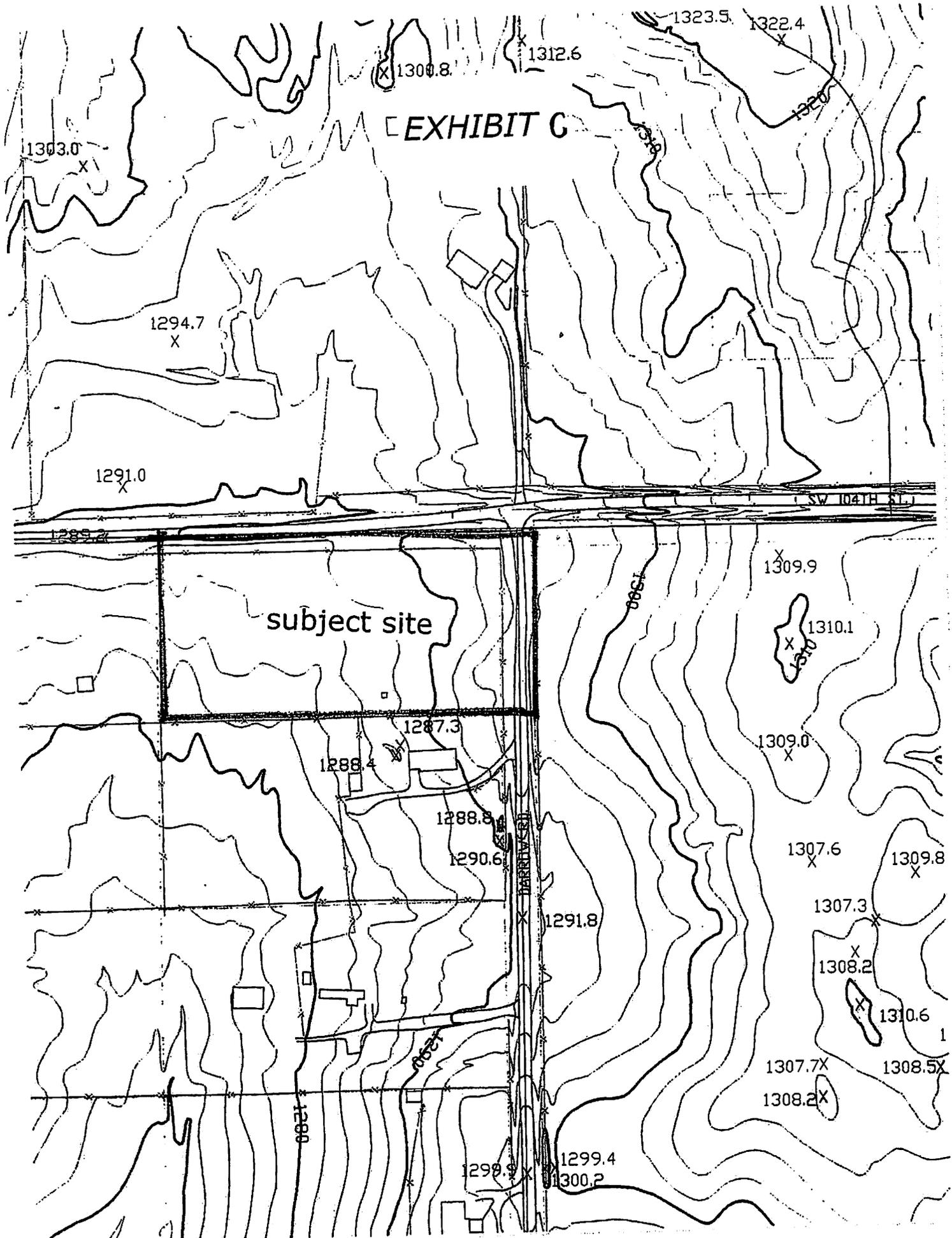


Exhibit A
Legal Description

The North One-Half (N/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Nine (9), Township 10 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, containing 5.03 acres more or less.

PLAT OF SURVEY

NW/4 NW/4 Sec. 9,
T-10-N, R-5-W I.M.
CCR by L.S. 1084
FD Rail Road Spike

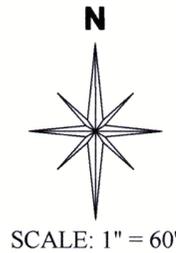
NE/4 NW/4 Sec. 9,
T-10-N, R-5-W I.M.
CCR by L.S. 1084
FD 3/8" rebar

SW 104th STREET
1991.98'

S 89°34'40" W 2655.98'
212.28'

451.71'

FD 3/8" rebar
w/PLS 1256 cap



FD 3/8" rebar
w/PLS 1256 cap

32.3° S
1.8' E
FC

33' Statutory R/W

TRACT "B"
1.61 acres more or less

TRACT "A"
3.43 acres more or less

S 00°05'10" E 330.37'

N 00°05'10" W 330.40'
S 00°05'10" E 330.40'

60' Private Roadway and Utility easement Bk. 560, Pg. 673

N 00°05'34" W 330.45'
SOUTH DARROW ROAD

1.6' N
0.5' E
FC

212.28'

N 89°35'05" E 664.03'

451.75'

FD 3/8" rebar
w/PLS 1256 cap

LEGAL DESCRIPTION: ORIGINAL

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This property description was prepared on April 19, 2023 by Steve Schuelein, Licensed Professional Land Surveyor Number 1256.

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This property description was prepared on April 19, 2023 by Steve Schuelein, Licensed Professional Land Surveyor Number 1256.

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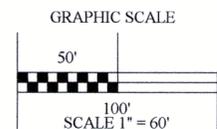
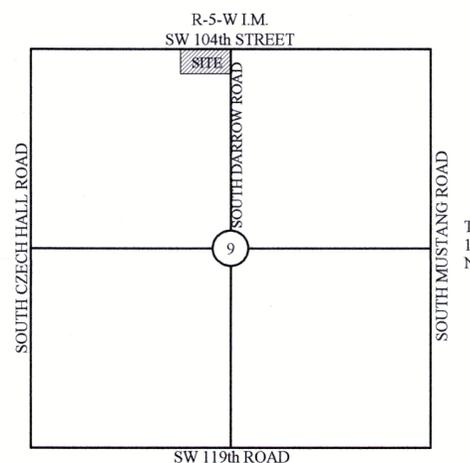
Steve Schuelein 4-22-23
Steve Schuelein, Licensed Professional Land Surveyor No. 1256



SURVEYORS NOTES:

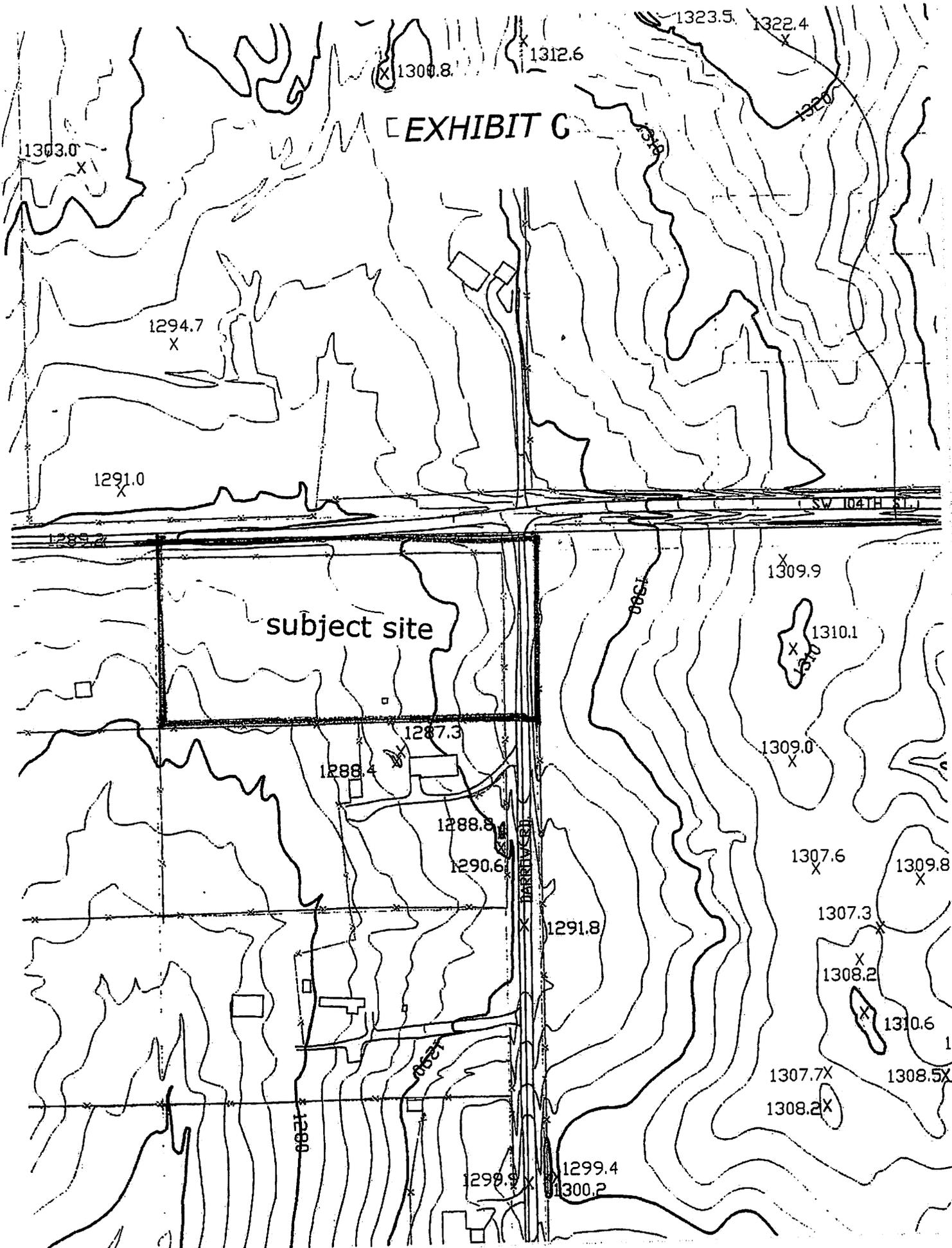
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CCR = Certified Corner Record
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1228 SW 81 STREET
OKLAHOMA CITY, OK 73139
MOBILE: (405) 306-6771
E-MAIL: shoesand@cox.net
SURVEY NO.: S2416 NEW
DATE: 04/19/2023
DATE OF LAST SITE VISIT: 04/18/2023
REVISION DATE:

EXHIBIT C



subject site

SW 104TH ST.

DARDEN ST.