

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

March 17, 2005

1. Notice of meeting posted March 11, 2005.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (February 17, 2005)
5. Continued Item:
Zoning: (PUD-2005-01) From: AA-Agricultural and Rural Residential District
To: Planned Unit Development (PUD-2005-01)

Applicant: **OKLAHOMA COUNTRY ROADS, LLC**

The applicant proposes developing a single-family, residential subdivision with a total 440 lots, of various sizes, on 147.58 acres. 6.32 acres are set aside for commercial use to serve the neighborhood. The addition will also set aside 18% of the tract for common areas and ponds as amenities. The following is the legal description of the property:

**The Northeast Quarter (NE/4) of Section 19, Township 14 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma.
Location: South of NW 206th and West of N. Pennsylvania Ave.
(County Highway District #3)**

6. Continued Item:
General Plat: (GP-2005-01) **COUNTRY ROADS**

Applicant: **OKLAHOMA COUNTRY ROADS, LLC**

The applicant proposes developing a single-family, residential subdivision with a total 440 lots, of various sizes, on 147.58 acres. 6.32 acres are set aside for commercial use to serve the neighborhood. The addition will also set aside 18% of the tract for common areas and ponds as amenities. The following is the legal description of the property:

**The Northeast Quarter (NE/4) of Section 19, Township 14 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma.
Location: South of NW 206th and West of N. Pennsylvania Ave.
(County Highway District #3)**

7. **Final Plat: (FP-2005-01) SUMMIT LAKE ESTATES**

Applicant: **SUMMIT LAKE, LLC**

The applicant proposes developing the first phase of a single-family, residential subdivision with 49 lots on approximately 77.75 acres. Common areas and ponds will be included as amenities. The following is the legal description of the property:

Being a part of the Northwest Quarter (NW/4) of Section 18, Township 14 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as: BEGINNING at the northwest corner of said NW/4; Thence S89°13'38"E on the north line of said NW/4 (the Oklahoma State Plane North Zone NAD '83 bearing upon which this description is based) a distance of 2603.75 feet to the northeast corner of said NW/4; Thence S00°04'18"E on the east line of said NW/4 a distance of 1584.05 feet; Thence S89°55'42"W a distance of 170.03 feet; Thence S52°46'46"W a distance of 182.43 feet; Thence N37°13'14"W a distance of 293.40 feet to the beginning of a 250.00 foot radius tangent curve to the left; Thence on said curve thru a central angle of 82°38'59" for an arc distance of 360.63 feet; Thence S60°07'47"W a distance of 301.36 feet to the beginning of a 175.00 foot radius tangent curve to the right; Thence on said curve thru a central angle of 57°03'07" for an arc distance of 174.26 feet; Thence N62°49'05"W a distance of 22.72 feet to the beginning of a 25.00 foot radius tangent curve to the right; Thence on said curve thru a central angle of 85°30'21" for an arc distance of 37.31 feet to the beginning of a 200.00 foot radius reverse curve to the left; Thence on said curve thru a central angle of 36°01'23" for an arc distance of 125.74 feet; Thence N13°20'07"W a distance of 334.96 feet to the beginning of a 275.00 foot radius tangent curve to the right; Thence on said curve thru a central angle of 17°29'30" for an arc distance of 83.95 feet; Thence on a 25.00 foot radius curve to the right having a chord of 36.230 feet at N50°35'32"E an arc distance of 40.52 feet; Thence N82°58'19"W a distance of 31.62 feet to the beginning of a 325.00 foot radius tangent curve to the right; Thence on said curve thru a central angle of 11°18'38" for an arc distance of 64.16 feet; Thence on a 25.00 foot radius curve to the right having a chord of 31.382 feet at S32°47'07"E an arc distance of 33.93 feet to the beginning of a 325.00 foot radius reverse curve to the left; Thence on said curve thru a central angle of 19°25'33" for an arc distance of 110.19 feet; Thence S13°20'07"E a distance of 132.22 feet; Thence N61°57'24"W a distance of 288.99 feet; Thence N89°55'37"W a distance of 140.42 feet; Thence S11°19'22"E a distance of 300.07 feet; Thence S18°53'16"W a distance of 319.79 feet; Thence S00°34'26"W a distance of 224.14 feet; Thence N89°25'34"W a distance of 177.99 feet to the beginning of a 75.00 foot radius tangent curve to the right; Thence on said curve thru a central angle of 22°32'52" for an arc distance of 29.51 feet to the beginning of a 25.00 foot radius compound curve to the right; Thence on said curve thru a central angle of 89°41'44" for an arc distance of 39.14 feet; Thence N22°49'02"E a distance of 285.41 feet to the beginning of a 325.00 foot radius tangent curve to the left; Thence on said curve thru a central angle of 12°55'13" for an arc distance of 73.29 feet to the beginning of a 25.00 foot radius reverse curve to the right; Thence on said curve thru a central angle of 43°25'55" for an arc distance of 18.95 feet to the beginning of a 50.00 foot radius reverse curve to the left; Thence on said curve thru a central angle of 106°29'05" for an arc distance of 92.93 feet to the beginning of a 25.00 foot radius reverse curve to the right; Thence on said curve thru a central angle of 44°59'36" for an arc distance of 19.63 feet; Thence N08°09'45"W a distance of 28.61 feet to the beginning of a 325.00 foot radius tangent curve to the left; Thence on said curve thru a central angle of 15°19'18" for an arc distance of 86.91 feet; Thence N23°29'03"W a distance of 189.85 feet to the beginning of a 325.00 foot radius tangent curve to the left; Thence on said curve

thru a central angle of 16°52'57" for an arc distance of 95.76 feet; Thence N40°22'00"W a distance of 279.86 feet to the beginning of a 450.00 foot radius tangent curve to the left; Thence on said curve thru a central angle of 17°23'01" for an arc distance of 136.53 feet; Thence N57°45'01"W a distance of 149.16 feet to the beginning of a 100.00 foot radius tangent curve to the left; Thence on said curve thru a central angle of 32°48'06" for an arc distance of 57.25 feet; Thence S89°26'53"W a distance of 87.90 feet to the west line of said NW/4; Thence N00°33'07"W on said west line a distance of 668.78 feet to the Point of Beginning. The above description contains 77.7558 acres more or less
Location: NW 206th (Covell Rd) & North May Ave. (County Highway District # 3)

8. Final Plat: (FP-2005-02) STONE VALLEY RANCH 2ND ADDITION

Applicant: **RICE PROPERTIES, LLC**

The plat consists of 69 lots on 73.52 acres. This is a continuation of the Stone Valley Ranch development and will be consistent with the first phase. This phase will have the same covenants and restrictions. Each lot will have a private well and separate sewer system. The following is the legal description of the property:

A tract or parcel of land lying in the Northwest Quarter of Section 2, Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the Northwest Corner of said Northwest Quarter (NW/4) Thence North 89°34'02" East along the North line of said Northwest Quarter (NW/4) a distance of 1363.33 feet to the Point or Place of Beginning. Thence continuing North 89°34'02" East along the North line of said Northwest Quarter (NW/4) a distance of 1296.86 feet to the Northeast corner of said Northwest Quarter (NW/4); Thence South 00°32'57" East along the East line of said Northwest Quarter (NW/4) a distance of 2631.16 feet to the Southeast Corner of said Northwest Quarter (NW/4); Thence North 89°57'20" West along the South line of said Northwest Quarter (NW/4) a distance of 1177.60 feet to point being the Southeast Corner of Stone Valley Ranch 1st Addition; Thence North 00°02'40" East along the East line of said Stone Valley Ranch 1st Addition a distance of 1272.01 feet; Thence North 12°03'06" West a distance of 671.46 feet; Thence North 00°25'58 West a distance of 691.69 feet to the Point or Place of Beginning. Containing 3,202,683.74 Square Feet or 73.52.35 Acres, more or less.

Location: Waterloo Rd & Midwest Blvd. (County Highway District #3)

9. Preliminary Plat: (PP-2005-02) Antler Farms

Applicant: **BELL DEVELOPMENT, L.L.C.**
C/O COON ENGINEERING, INC.

The applicant proposes developing a single-family residential subdivision with County maintained roads. Each lot will be one (1) acre or greater in size with a total of fifty-five (55) lots on 74.5432 acres, more or less. The following is the legal description of the property:

The East Half (E/2) of the East Half (E/2) of the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

AND

The South 34.31 acres of the West 60.00 acres of the East 100.00 acres of the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, both tracts containing 74.55 acres more or less.

**Location: West side of N. May Ave, ½ mile of South of 206th (Covell Road).
(County Highway District #3)**

- 10. Zoning: (PUD-2005-02) From: AA-Agricultural & Rural Residential District
To: PUD-2005-02, Planned Unit Development
(Urban Residential Subdivision)**

Applicant: **CALISTOGA FARMS, LLC**

The applicant proposes developing a single-family, residential subdivision with approximately 81 lots on 80.35 acres. The addition will also have common areas and ponds as amenities. The following is the legal description of the property:

**The North ½ SE ¼ Sec 10, T14N, R4W, I.M., Oklahoma County, Oklahoma
Location: NW 220th and Meridian Ave. (County Highway. District #3)**

- 11. General Plat: (GP-2005-02) CALISTOGA FARMS**

Applicant: **CALISTOGA FARMS, LLC**

The applicant proposes developing a single-family, residential subdivision, with 81 lots and 12.5 acres of common areas and pond on a total of 80.35 acres. The following is the legal description of the property:

**The North ½ SE ¼ Sec 10, T14N, R4W, I.M., Oklahoma County, Oklahoma
Location: NW 220th and Meridian Ave. (County Highway. District #3)**

- 12. February 2005 Fee Fund Report.**

- 13. County Master Plan Update.**

- 14. Other Business.**

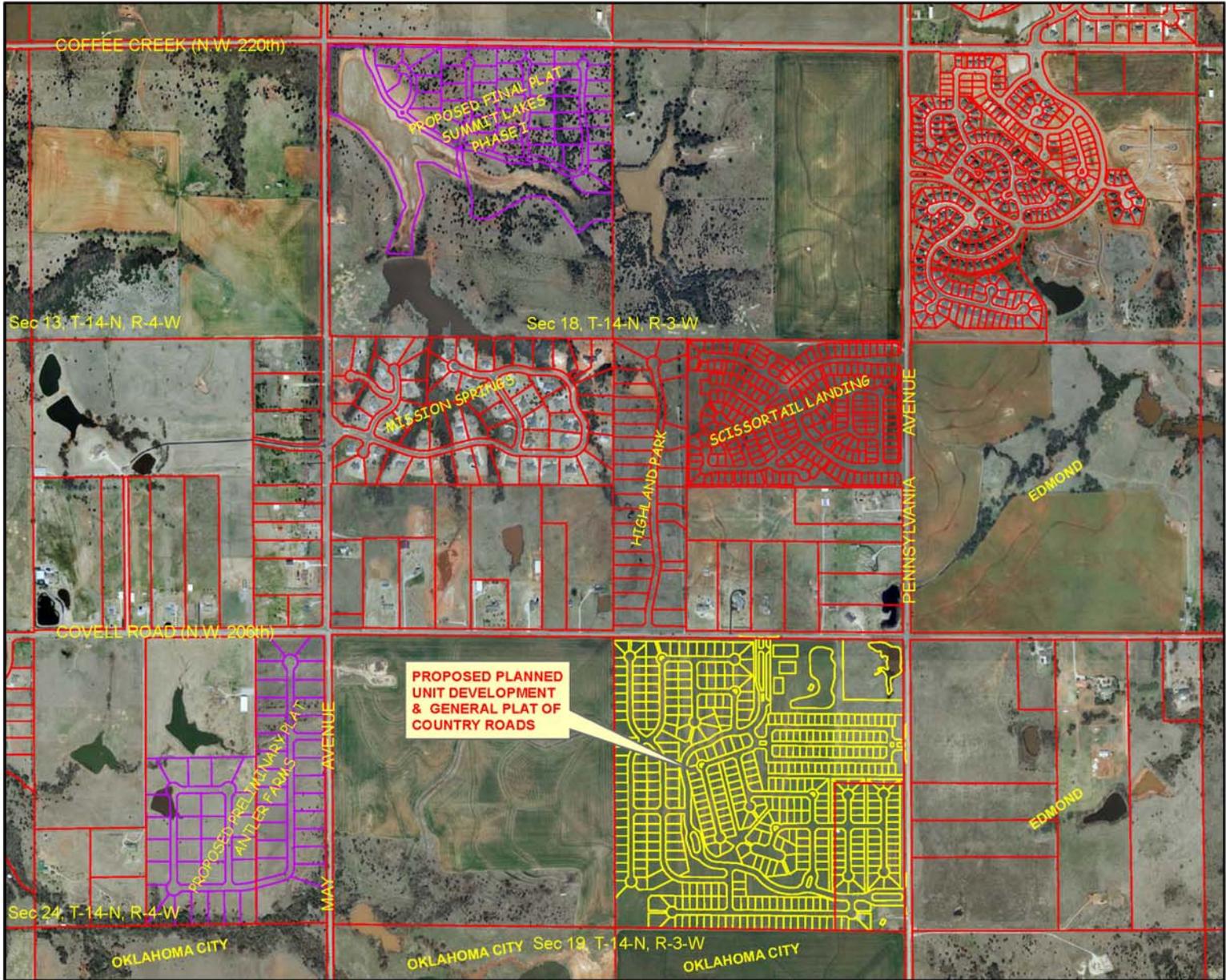
- 15. Adjournment.**



OKLAHOMA COUNTY PLANNING COMMISSION

**Planning Commission Meeting
March 17, 2005**

OKLAHOMA COUNTY PLANNING COMMISSION



ZONING - (PUD-2005-01)
PLANNED UNIT DEVELOPMENT
AA - Agricultural and Rural Residential District
Applicant: OKLAHOMA COUNTY ROADS, LLC

GENERAL PLAT - (GP-2005-01)
COUNTRY ROADS
Applicant: OKLAHOMA COUNTY ROADS, LLC



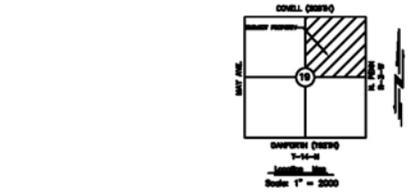
NW 206th Street

The NE 1/4, Section 19, T14N, R3W, L.M.
Oklahoma County, Oklahoma

General Plat COUNTRY ROADS

A PLANNED UNIT DEVELOPMENT
The NE 1/4, Section 19, T14N, R3W, L.M.
Oklahoma County, Oklahoma

Scale 1" = 100'



Green Belts/Common Areas 29 Acres 18%

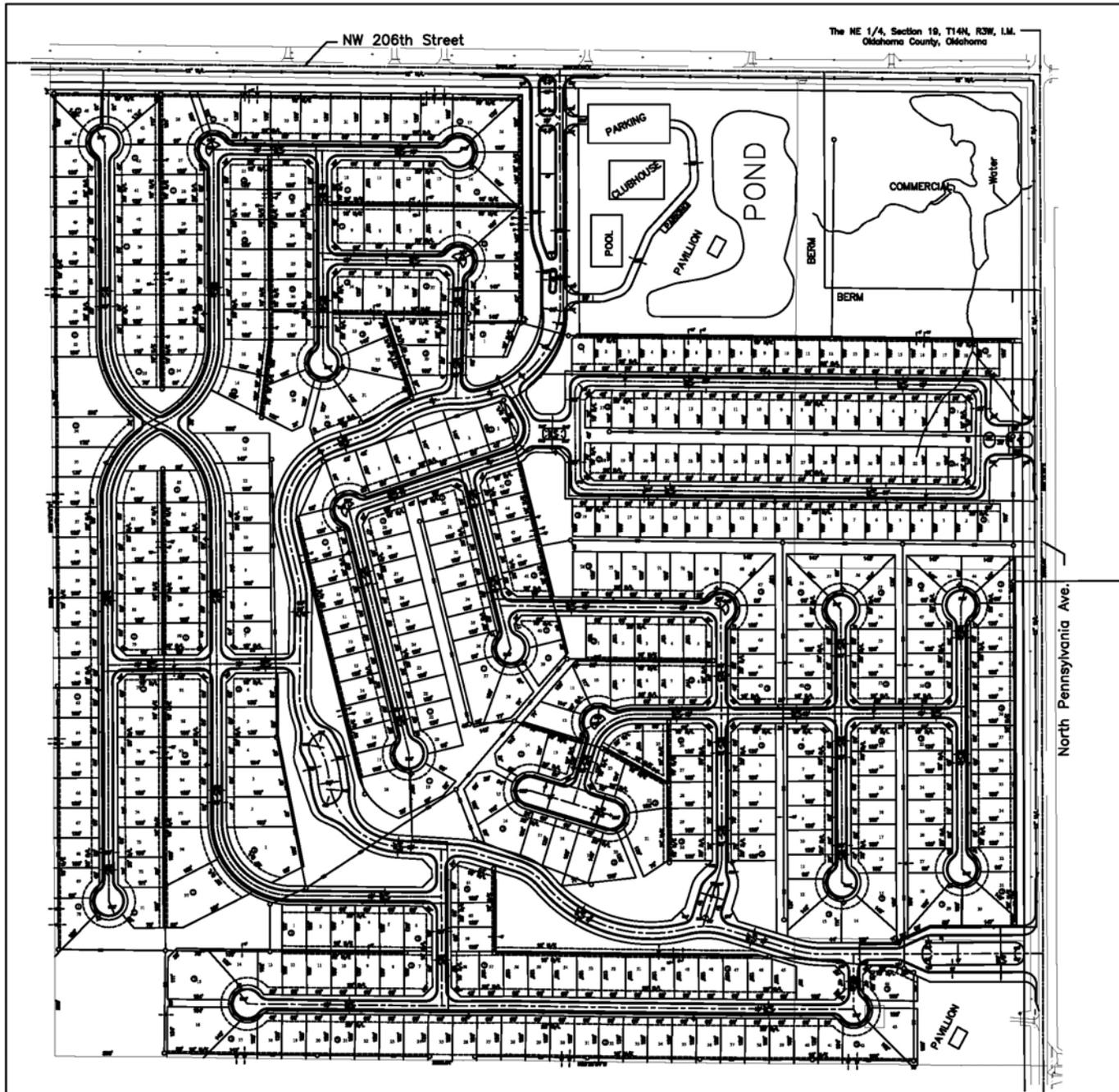
Garden Homes	72 Lots
Heritage Homes	210 Lots
Executive Homes	136 Lots
Total	418 Lots

LEGAL DESCRIPTION:
The Northeast Quarter of
Sec 19, T14N, R3W, L.M.
Oklahoma County, Oklahoma

DEVELOPER:
Pinnacore, L.L.C.
8701 N. Broadway
Oklahoma City, OK
Telephone (405) 940-3371

**General Plat
COUNTRY ROADS**
The NE 1/4, Section 19, T14N, R3W, L.M.
Oklahoma County, Oklahoma
January 3, 2004

ISCH & ASSOCIATES, INC.
200 S. 10th Street - Suite 200 - Oklahoma City, OK 73101
Tel: 405-233-1100
Fax: 405-233-1101



North Pennsylvania Ave.

(GP-2005-01) COUNTRY ROADS – Site Pictures



**NE CORNER LOOKING
SOUTHWEST**



**ON PENN LOOKING
SOUTHWEST**



ON PENN LOOKING NORTHWEST



**PENN LOOKING NORTH
TOWARD COVELL**

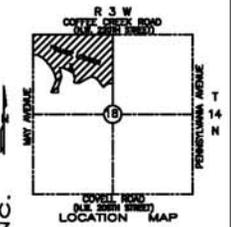
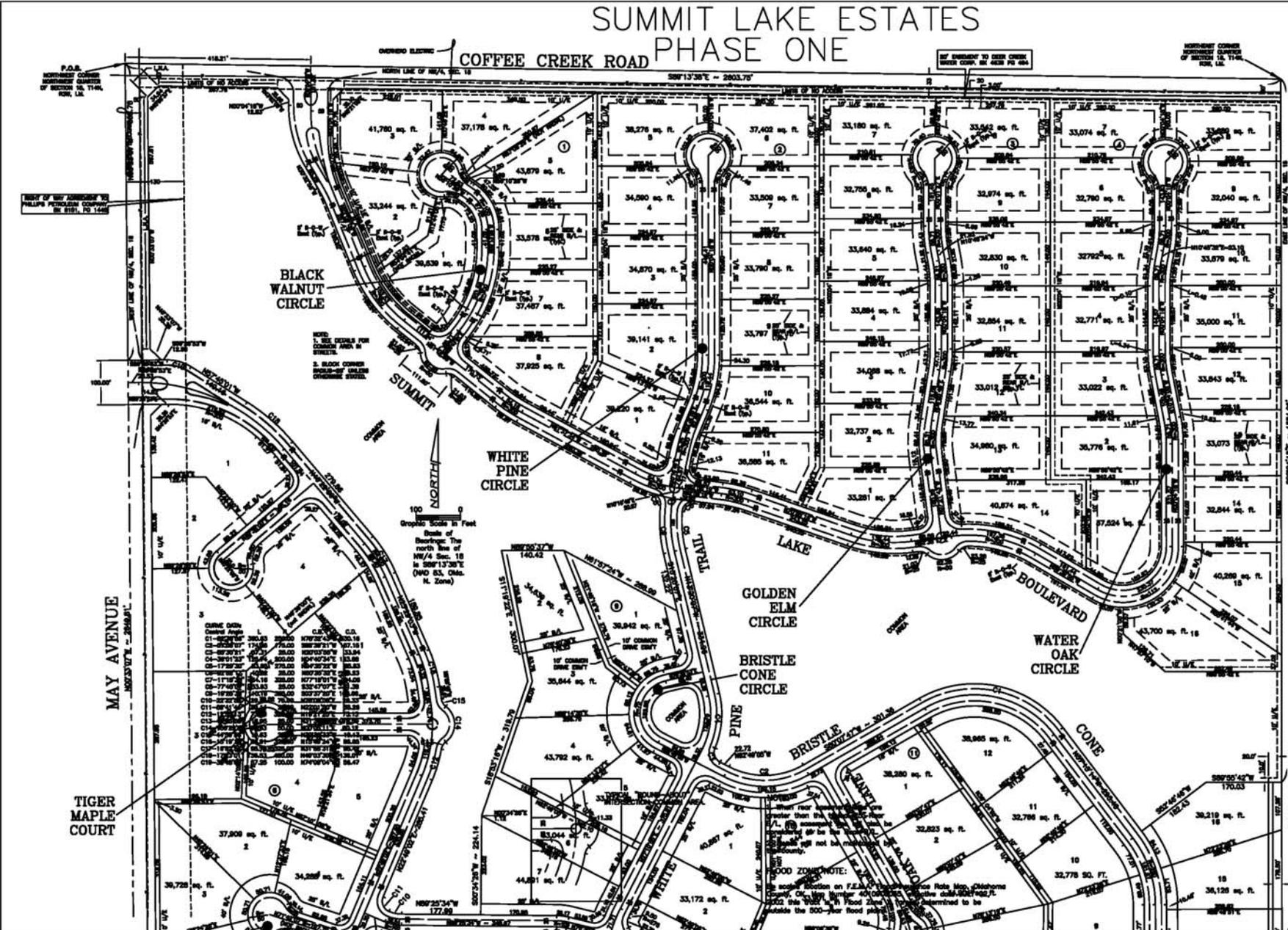
OKLAHOMA COUNTY PLANNING COMMISSION

FINAL PLAT - (FP-2005-01)
SUMMIT LAKES ESTATES
PHASE I
Applicant: SUMMIT LAKE, LLC



OKLAHOMA COUNTY PLANNING DEPARTMENT

SUMMIT LAKE ESTATES PHASE ONE



DEVELOPER:
SUMMIT LAKE, L.L.C.
P.O. BOX 18108
OKLAHOMA CITY, OK
73154-0108
PHONE: 405 330 0444

PUD-2004-08

WARNING
BEFORE YOU DIG
CALL 840-5032
"811" OR 800-4-A-SHIELD

DATE: 12/15/2004
SCALE: 1"=100'
PREPARED BY: JVG
CHECKED BY: DV
DRAFTED BY: SW

SUMMIT LAKE ESTATES
PHASE ONE

SUMMIT LAKE, L.L.C.

NW/4 OF SEC. 18, T14N, R3W, L.M.

Sheet LB 182 Page 06

JGVE ENGINEERING
124 N.W. 10th STREET
OKLAHOMA CITY, OK 73108
(405) 238-8315
18 5th ST. SUITE 4120/2008
Circle 8 2004, All Rights Reserved



SUMMIT LAKE ESTATES
PHASE ONE
PROJECT NO. P0479 SHEET NO. 1 OF 8

(FP-2005-01) SUMMIT LAKES ESTATES Site Pictures



**NW CORNER LOOKING
SOUTHEAST**



ON MAY LOOKING SOUTHEAST



**ON MAY LOOKING SOUTHEAST
TOWARD MISSION SPRINGS**



ON MAY LOOKING SOUTHEAST

OKLAHOMA COUNTY PLANNING COMMISSION



FINAL PLAT - (FP-2005-02)
STONE VALLEY RANCH 2nd ADDITION
Applicant: RICE PROPERTIES, LLC.



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That Undersigned, **ROCK PROPERTIES, L.L.C.**, an Oklahoma Limited Liability Company, Barry T. Rice, Manager hereby certifies that it is the owner and the only owner who has any right title or interest in and to the land shown on the said annexed plat of Stone Valley Ranch 2nd Addition to Oklahoma County, Oklahoma. That it has caused the same to be surveyed and plotted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of Stone Valley Ranch 2nd Addition. Further certify that it is the owners of and the only owner who has any right, title or interest in the land included in the above mentioned plat and it hereby dedicates all easements as shown on said annexed plat to the use of the public for, drainage, and utility easements, for its successors and assigns forever and has caused the same to be released from all encumbrances so that the title is clear, except as shown in the bonded abstractor's certificate.

In witness whereof the undersigned, has caused this instrument to be executed this _____ day of _____, 20____.

BY: Barry T. Rice
Manager

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a Notary Public in this state on this _____ day of _____, 20____, personally appeared Barry T. Rice to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as Manager and acknowledged to me that he executed the same as the free and voluntary act and deed of said Limited Liability Company for the uses and purposes therein set forth.

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

My commission expires: _____

Notary Public

COUNTY COMMISSIONER'S APPROVAL

I, _____, Chairman of the County Commissioners of the County of Oklahoma, State of Oklahoma, hereby certify that the said County Commissioners duly approved the annexed map of Stone Valley Ranch 2nd Addition being a subdivision of the NW 1/4 of Section 2, T-14-N, R-2-W, L.M. Oklahoma County, Oklahoma, on the _____ day of _____, 20____.

Signature: _____ ATTEST: _____

CHAIRMAN

COUNTY PLANNING COMMISSION APPROVAL

I, _____, Vice-Chairman of the County Planning Commission for the County of Oklahoma, State of Oklahoma, hereby certify that the said Commission duly approved the annexed map of Stone Valley Ranch 2nd Addition being a subdivision of the NW 1/4 of Section 2, T-14-N, R-2-W, L.M. Oklahoma County, Oklahoma, on the _____ day of _____, 20____.

Signature: _____

CHAIRMAN

I, Laemon P. Gudonis, Professional Engineer No. 11022 do hereby certify that on September, 1998, A part, parcel or lot of Stone Valley Ranch 2nd Addition is located within the FEMA Identified 100 year Flood Plain.

Laemon P. Gudonis, P.E. #11022

NOTES:

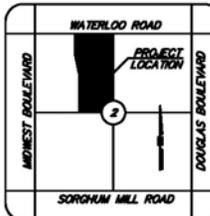
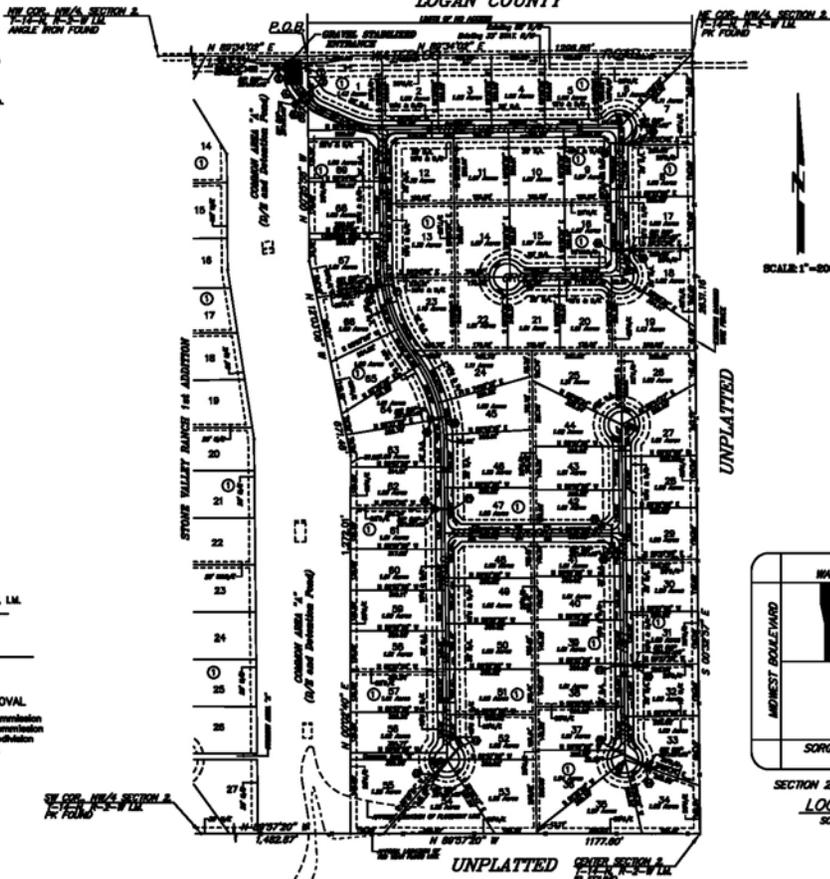
1. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR A PLAT AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE
2. (N) - DENOTE LOT LINES ARE NOT BOUND TO STREET R/W

This original tracing meets the requirements as outlined in Section 337, Section 516, or amended.

Laemon P. Gudonis
Professional Engineer No. 11022

FINAL PLAT OF:
STONE VALLEY RANCH 2nd ADDITION
THE COUNTY OF OKLAHOMA COUNTY, OKLAHOMA
A PART OF THE NW 1/4, SECTION 2, T-14-N, R-2-W, OF THE I.M.

LOGAN COUNTY



SECTION 2, T-14-N, R-2-W, L.M.
LOCATION MAP
SCALE: 1"=800'

LEGAL DESCRIPTION

Stone Valley Ranch 2nd Addition
A tract or parcel of land being in the Northwest Quarter of Section 2 Township 14 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows:

Commencing at the Northwest Corner of said Northwest Quarter (NW/4) Range North 08°24'00" East along the North line of said Northwest Quarter (NW/4) a distance of 1,263.33 feet to the Point or Place of Beginning Thence southerly North 02°24'32" East along the North line of said Northwest Quarter (NW/4) a distance of 1,263.33 feet to the Northwest corner of said Northwest Quarter (NW/4) Thence Southerly along the East line of said Northwest Quarter (NW/4) a distance of 253.16 feet to the Southwest Corner of said Northwest Quarter (NW/4) Thence Northerly along the South line of said Northwest Quarter (NW/4) a distance of 1,177.80 feet to point being the Southwest Corner of Stone Valley Ranch 1st Addition, Thence North 02°24'32" East along the East line of said Stone Valley Ranch 1st Addition a distance of 1,177.80 feet to the North 02°24'32" East a distance of 891.68 feet to the Point or Place of Beginning.

Containing 3,802,683.74 Square Feet or 73.5833 Acres, more or Less. Subject to all easements, restrictions and covenants of record.

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of Stone Valley Ranch 2nd Addition to Oklahoma County, Oklahoma is vested in Rice Properties, L.L.C., an Oklahoma Limited Liability Company, and that on the _____ day of _____, 20____ there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or the owner(s) thereof, that the taxes are paid for the year _____ and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens or other encumbrances of any kind against the land included in the annexed plat except easements, mortgages and mineral conveyances of record.

In witness whereof, said bonded abstractor has caused this instrument to be executed this _____ day of _____, 20____.

ATTEST: _____

Assistant Secretary BY: Vice President

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a notary public in this state on the _____ day of _____, 20____, personally appeared _____ to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its _____ and acknowledged to me that he executed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

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

My commission expires: _____

Notary Public

SURVEYOR'S CERTIFICATE

I, Raymond Lee Prescott, IV, do hereby certify that I am by profession a Land Surveyor and that the annexed plat of Stone Valley Ranch 2nd Addition to Oklahoma County, Oklahoma, correctly represents a survey made under my supervision on _____ day of _____, 20____, and that all monuments shown hereon actually exist and their positions are correctly shown.

Raymond Lee Prescott, IV
P.L.S. 1311

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a notary public in this state on this _____ day of _____, 20____, personally appeared Raymond Lee Prescott IV, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission expires: _____

Notary Public

COUNTY TREASURER'S CERTIFICATE

I, _____ do hereby certify that I am duly qualified and acting County Treasurer of Oklahoma County, Oklahoma, and that the tax records of said county show that all taxes for the year _____ and prior years are paid on said land shown on the annexed plat of Stone Valley Ranch 2nd Addition to Oklahoma County, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the current years taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed this _____ day of _____, 20____.

BY: _____

County Treasurer

BY: _____

Chief Deputy

PREPARED BY:

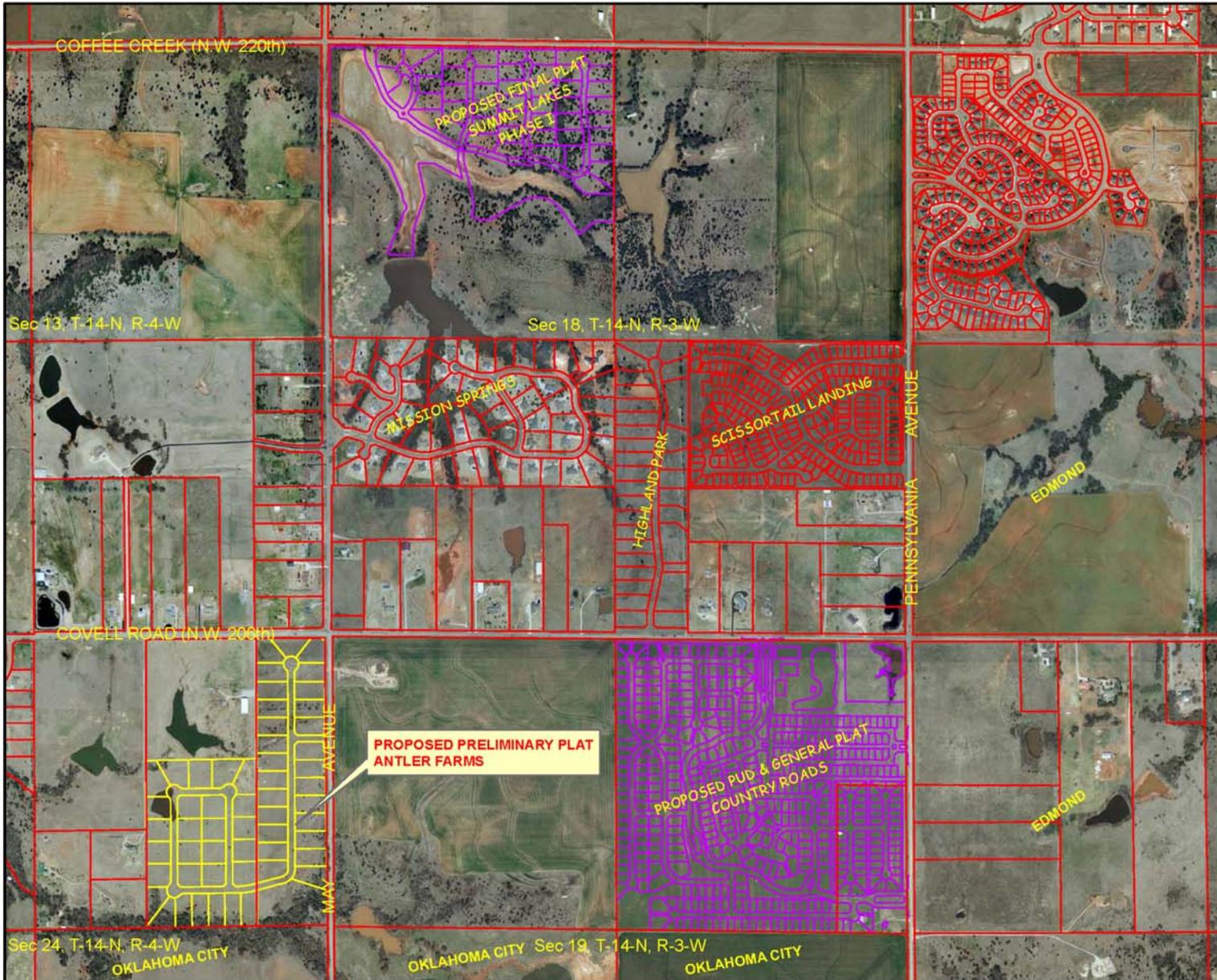


MGR INC.

ENGINEERS & PLANNERS
1004 SOUTH BERRY AVENUE, SUITE 400, OKLAHOMA CITY, OKLAHOMA 73106
OKLAHOMA COUNTY, OKLAHOMA
DATE: 09/24/2008

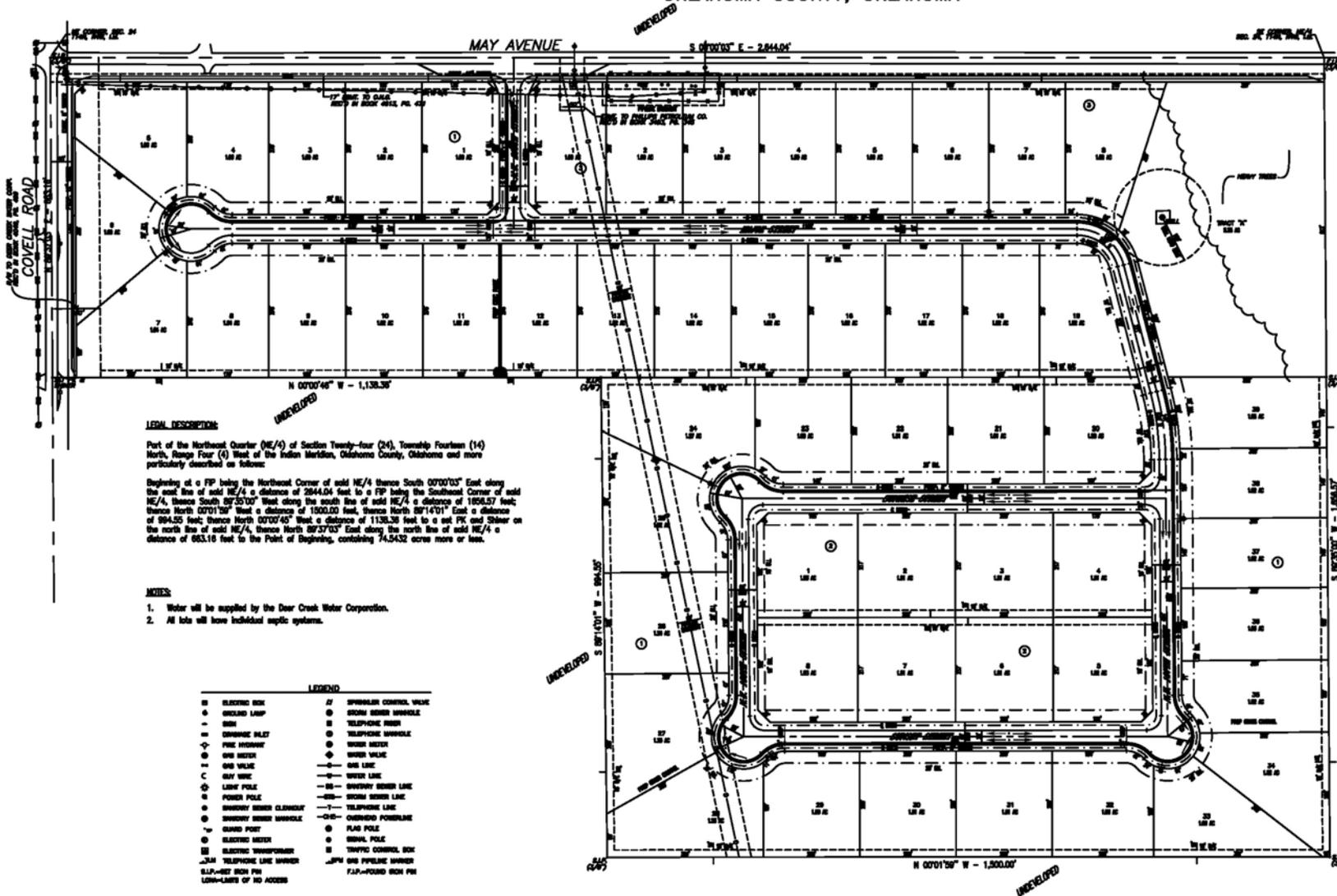
OKLAHOMA COUNTY PLANNING COMMISSION

PRELIMINARY PLAT - (PP-2005-02)
ANTLER FARMS
Applicant: BELL DEVELOPMENT, L.L.C.
C/o COON ENGINEERING, INC.



OKLAHOMA COUNTY PLANNING DEPARTMENT

PRELIMINARY PLAT
OF
ANTLER FARMS
A PART OF THE NE/4, SEC 24 T-14-N, R-4-W, I.M.
OKLAHOMA COUNTY, OKLAHOMA



LEGAL DESCRIPTION:

Part of the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows:

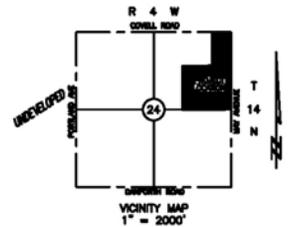
Beginning at a FP being the Northeast Corner of said NE/4 thence South 00°00'03\"/>

NOTES:

1. Water will be supplied by the Deer Creek Water Corporation.
2. All lots will have individual septic systems.

LEGEND

⊠ ELECTRIC BOX	⊠ SPRINKLER CONTROL VALVE
⊙ WELDED LAMP	⊙ STORM SEWER MANHOLE
⊙ BOX	⊙ TELEPHONE BOX
⊙ SANITARY BILET	⊙ TELEPHONE MANHOLE
⊙ FIRE HYDRANT	⊙ WATER METER
⊙ GAS METER	⊙ WATER VALVE
⊙ GAS VALVE	⊙ GAS LINE
⊙ GAS PIPE	⊙ SEWER LINE
⊙ LIGHT POLE	⊙ SANITARY SEWER LINE
⊙ POWER POLE	⊙ STORM SEWER LINE
⊙ SANITARY SEWER CLEANOUT	⊙ TELEPHONE LINE
⊙ SANITARY SEWER MANHOLE	⊙ OVERHEAD POWERLINE
⊙ SIGNAL POST	⊙ FLAG POLE
⊙ ELECTRIC METER	⊙ SIGNAL POLE
⊙ ELECTRIC TRANSFORMER	⊙ TRAFFIC CONTROL BOX
⊙ TELEPHONE LINE MANHOLE	⊙ GAS PIPELINE MARKER
⊙ 1/2\"/>	



DEVELOPER
Bell Development, L.L.C.
P.O. Box 30426
OKLAHOMA CITY, OKLAHOMA 73003
(405) 544-1597

DATE 1/31/05	PRELIMINARY PLAT
SCALE 1"=100'	ANTLER FARMS
DRAWN BY JES HARRIS BEL42400	OKLAHOMA COUNTY, OKLAHOMA
CHECKED BY M.R.M.	COON ENGINEERING, INC.
APPROVED BY S.E.C.	CA 1179 EXP. 6-30-06
DATE 1/31/05	CONSULTING ENGINEERS LAND SURVEYORS

74.5434 AC ±
66 TOTAL LOTS

(PP-2005-02) ANTLER FARMS – Site Pictures



MAY AVENUE LOOKING SOUTH WEST



MAY AVENUE LOOKING SOUTH

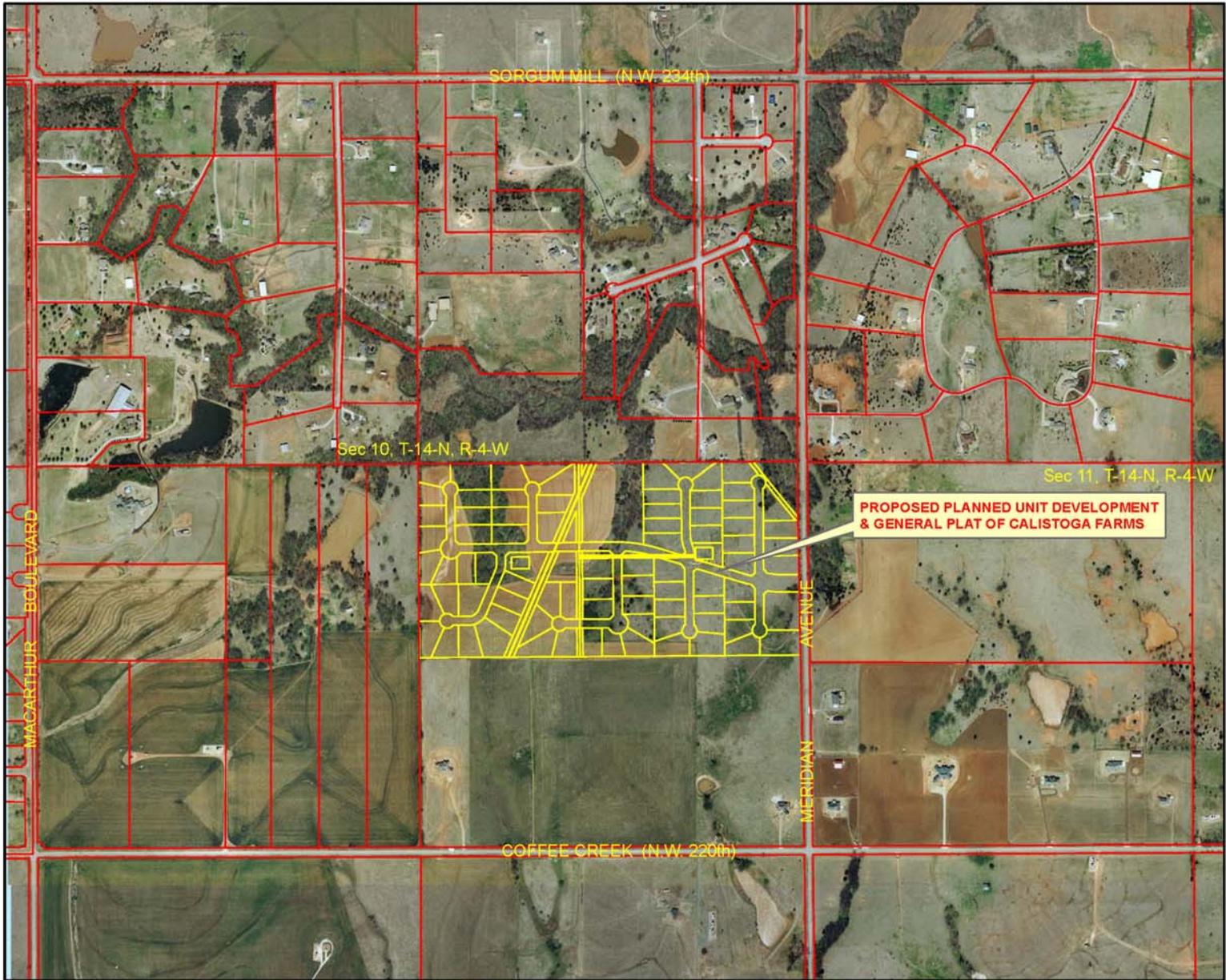


OIL WELL SOUTH EAST CORNER



MAY AVENUE LOOKING WEST

OKLAHOMA COUNTY PLANNING COMMISSION



ZONING - (PUD-2005-02)
PLANNED UNIT DEVELOPMENT
AA - Agricultural and Rural Residential District
Applicant: CALISTOGA FARMS, LLC

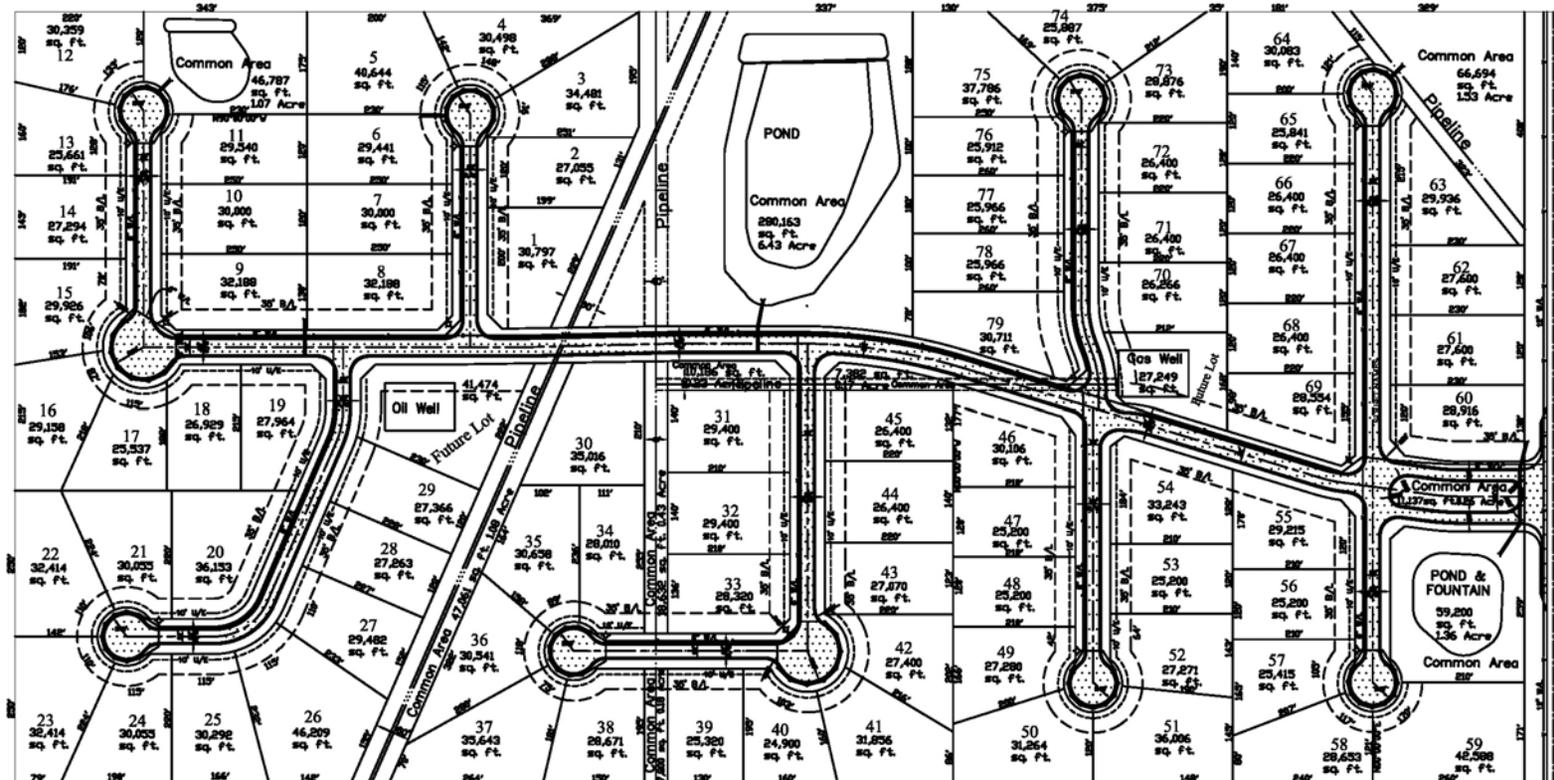
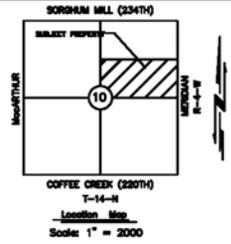
GENERAL PLAT - (GP-2005-02)
CALISTOGA FARMS
Applicant: CALISTOGA FARMS, LLC



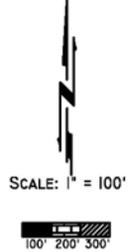
OKLAHOMA COUNTY PLANNING DEPARTMENT

General Plat CALISTOGA FARMS

The N 1/2, SE 1/4 Section 10, T14N, R4W, LM.
Oklahoma County, Oklahoma



LEGAL DESCRIPTION:
The North 1/2 SE 1/4
Sec 10, T14N, R4W, LM.,
Oklahoma County, Oklahoma



Revised General Plat CALISTOGA FARMS

The N 1/2, SE 1/4 Section 10, T14N, R4W, LM.
Oklahoma County, Oklahoma
March 3, 2005

ISCH & ASSOCIATES, Inc.
2000 E. 19th Street - Suite 100 - Oklahoma City, Oklahoma 73104
405-242-1100
Oklahoma State Bar No. 021120

(GP-2005-02) CALISTOGA FARMS – Site Pictures



**NE CORNER ON MERIDIAN AVENUE
LOOKING SOUTHWEST**



OIL WELL LOOKING WEST



OIL WELL LOOKING SOUTH



OIL WELL LOOKING NORTHWEST