

# A G E N D A

## OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

May 19, 2005

1. Notice of meeting posted May 13, 2005.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (April 21, 2005)
5. Deferral requested by Applicant:  
Final Plat: (FP-2005-03) ANTLEF FARMS

Applicant: **BELL DEVELOPMENT, LLC**  
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:

**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 FIP being the Northeast Corner of said NE/4 thence South 00°00'03" East along the east line of said NE/4 a distance of 2644.04 feet to a FIP being the Southeast Corner of said NE/4, thence South 89°35'00" West along the south line of said NE/4 a distance of 1656.57 feet; thence North 00°01'59" West a distance of 1500.00 feet, thence North 89°14'01" East a distance of 994.55 feet; thence North 00°00'46" West a distance of 1138.36 feet to a set PK and Shiner on the north line of said NE/4 thence North 89°37'03" East along the north line of said NE/4 a distance of 663.16 feet to the Point of Beginning, containing 74.5434 acres more or less.**

**Location: West side of N. May Ave, 1/2 mile of South of 206<sup>th</sup> (Covell Road).  
(County Highway District #3)**

6. Final Plat: (FP-2005-04) SCISSORTAIL LANDING, 3<sup>rd</sup> ADDITION

Applicant: **SHAZ INVESTMENT GROUP**

The applicant proposes to develop the third phase of a single-family, residential subdivision with several amenities such as common areas, pond, and walking trail. This phase consist of approximately 51 homes on 15.02 acres. Deer Creek Water Corporation

will provide water and Oklahoma City will provide sanitary sewer. The following is the legal description of the property:

A part or parcel of land located in the Southeast Quarter (SE/4), Section 18, Township 14 North (T-14-N), Range 3 West (R-3-W), of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter, Thence South 00°00'00" West along the East line of said Southeast Quarter (SE/4) a distance of 1,012.25 feet to the Point or Place of Beginning, Thence continuing South along the East line of said Southeast Quarter (SE/4) a distance of 295.00 feet; Thence North 89°52'05" West a distance of 1,019.27 feet; Thence North 00°07'55" East a distance of 130.0 feet; Thence North 89°52'05" West a distance of 119.47 feet to a Point on a Curve to the right in a Northwesterly direction having a radius of 125.00 feet with an arc distance of 91.81 feet; said Curve being subtended by a Chord bearing of North 68°49'39" West and a Chord distance of 89.76 feet; Thence North 89°32'03" West a distance of 29.21 feet to Point on Curve to the left in a Southwesterly direction having a radius of 275.00 feet with an arc distance of 8.79 feet; said Curve being subtended by a Chord Bearing of South 61°38'05" West and a Chord distance of 8.79 feet; Thence North 27°26'57" West a distance of 50.00 feet to a Point of a Curve to the Left in a Northeasterly direction having a radius of 225.00 feet with an arc distance of 37.29 feet; said Curve being subtended by a Chord Bearing of North 57°48'09" East and a Chord distance of 37.25 feet; Thence North 29°28'58" West a distance of 130.64 feet; Thence North 20°24'07" West a distance of 234.25 feet; Thence North 31°08'55" West a distance of 31.73 feet to a Point on the East line of Scissortail Landing 2<sup>nd</sup> Addition; Thence North 69°35'53" East along the East line of said Scissortail Landing 2<sup>nd</sup> Addition a distance of 115.92 feet; Thence South 20°24'07" East a distance of 15.72 feet; Thence North 69°35'53" East a distance of 160.00 feet; Thence South 20°24'07" East a distance of 211.72 feet; Thence South 36°56'45" East a distance of 45.46 feet; Thence North 61°14'08" East a distance of 102.18 feet to a Point on a Curve to the left in a Northwesterly direction having a radius of 380.00 feet with an arc distance of 13.52 feet; said Curve being subtended by a Chord Bearing of North 27°44'44" West and Chord distance of 13.52 feet; Thence North 63°16'25" East a distance of 60.00 feet to a Point on a Curve to the Left in a Northwesterly direction having a radius of 320.00 feet with an arc distance of 35.32 feet; said Curve being subtended by a Chord Bearing of North 23°33'51" West and a Chord distance of 35.30 feet; Thence North 20°24'07" West a distance of 49.75 feet; Thence North 24°35'53" East a distance of 35.36 feet; Thence North 69°35'53" East a distance of 56.84 feet; Thence North 20°24'07" West a distance of 50.00 feet; Thence North 24°24'11" West a distance of 135.41 feet; Thence North 50°09'20" East along the South line of Scissortail Landing 1<sup>st</sup> Addition a distance of 194.95 feet; Thence North 60°40'12" East a distance of 107.38 feet; Thence South 90°00'00" East a distance of 48.98 feet; Thence South 11°47'09" East a distance of 116.14 feet to a point on a Curve to the Right in a Southwesterly direction having a radius of 175.00 feet with an arc distance of 3.54 feet; said Curve being subtended by a Chord Bearing of South 77°38'07" West and a Chord distance of 3.54 feet; Thence South 00°00'00" East a distance of 384.08 feet; Thence South 16°18'47" East a distance of 50.00 feet; Thence South 74°41'13" West a distance of 56.90 feet; Thence South 55°49'40" East a distance of 172.72 feet; Thence South 71°56'21" East a distance of 73.30 feet; Thence North 90°00'00" East a distance of 97.99 feet; Thence South 00°00'00" East a distance of 14.81 feet; Thence North 90°00'00" East a distance of 160.00 feet; Thence South 00°00'00" East a distance of 10.19 feet; Thence North 90°00'00" East a distance of 205.00 feet to the Point or Place of Beginning. Containing 15.0266 acres, more or less. Location: ¼ mile North of NW 206<sup>th</sup> (Covell Rd.) West side of North Pennsylvania Ave (County Highway District #3)

**7. Re-Plat: (RE-2005-01) SOUTHERLY FARMS, SECTION 5**

Applicant: **FREEMAN HOMES, INC.**

The applicant proposes to make a lot line adjustment to lots 4 and 5 of Block 6. The following are the legal descriptions of the properties:

**PARCEL A:**

A parcel of land lying in the Southwest Quarter (SW/4) of Section Eight (8), Township Fourteen (14) North, Range Three (3) West or the Indian Meridian, Oklahoma County, Oklahoma, more fully described as follows:

Lot Five (5), Block Six (6), excepting the Easterly Fifteen (15) feet thereof, of Southerly Farms Section V, a recorded Addition to said Oklahoma County.

Above described Parcel contains 0.5642 acres or 24,575 square feet, more or less.

**PARCEL B:**

A parcel of land lying in the Southwest Quarter (SW/4) of Section Eight (8), Township Fourteen (14) North, Range Three (3) West or the Indian Meridian, Oklahoma County, Oklahoma, more fully described as follows:

Lot Four (4), Block Six (6), and the Easterly Fifteen (15) feet of lot Five (5), Block Six (6), of Southerly Farms Section V, a recorded Addition to said Oklahoma County.

Above described Parcel contains 0.7294 acres or 31,771 square feet, more or less.

Location: NW 220<sup>th</sup> & Pennsylvania Ave. (County Highway District #3)

**8. Re-Plat: (RE-2005-02) SOUTHERLY FARMS, SECTION 5**

Applicant: **FREEMAN HOMES, INC.**

The applicant proposes to make a lot line adjustment to lots 2 and 3 of Block 7. The following are the legal descriptions of the properties:

**PARCEL C:**

A parcel of land lying in the Southwest Quarter (SW/4) of Section Eight (8), Township Fourteen (14) North, Range Three (3) West or the Indian Meridian, Oklahoma County, Oklahoma, more fully described as follows:

Lot Three (3), Block Seven (7) Southerly Farms Section V, a recorded Addition to said Oklahoma County, excepting that portion of said lot 3 described as follows; Beginning at the Northeast corner of said Lot 3; Thence South 24°13'28" East along the East line of said Lot 3 a distance of 185.96 feet to the Southeasterly corner thereof; Thence South 37°33'34" West along the Southeasterly line of said Lot 3 a distance of 6.65 feet; Thence North 26°26'51" West a distance of 140.23 feet; Thence North 11°14'05" West a distance of 50.27 feet to the Point of Beginning.

**PARCEL D:**

A parcel of land lying in the Southwest Quarter (SW/4) of Section Eight (8), Township Fourteen (14) North, Range Three (3) West or the Indian Meridian, Oklahoma County, Oklahoma, more fully described as follows:

Lot Two (2), Block Seven (7), Southerly Farms Section V, a recorded Addition to said Oklahoma County, and a portion of Lot 3 of said Block 7 described as follows; Beginning at the Northeast corner of said Lot 3; Thence South 24°13'28" East along the East line of said Lot 3 a distance of 185.96 feet to the Southeasterly corner thereof; Thence South 37°33'34" West along the Southeasterly line of said Lot 3 a distance of 6.65 feet; Thence North 26°26'51" West a distance of 140.23 feet; Thence North 11°14'05" West a distance of 50.27 feet to the Point of Beginning.

Location: NW 220<sup>th</sup> & Pennsylvania Ave. (County Highway District #3)

- 9. April 2005 Fee Fund Report.**
- 10. Discussion, review and possible acceptance of Stone Valley Ranch, Section II, Road Bond and Letter of Credit for Erosion Control.**
- 11. Discussion and possible action on Revised Subdivision Regulations.**
- 12. Other Business.**
- 13. Adjournment.**

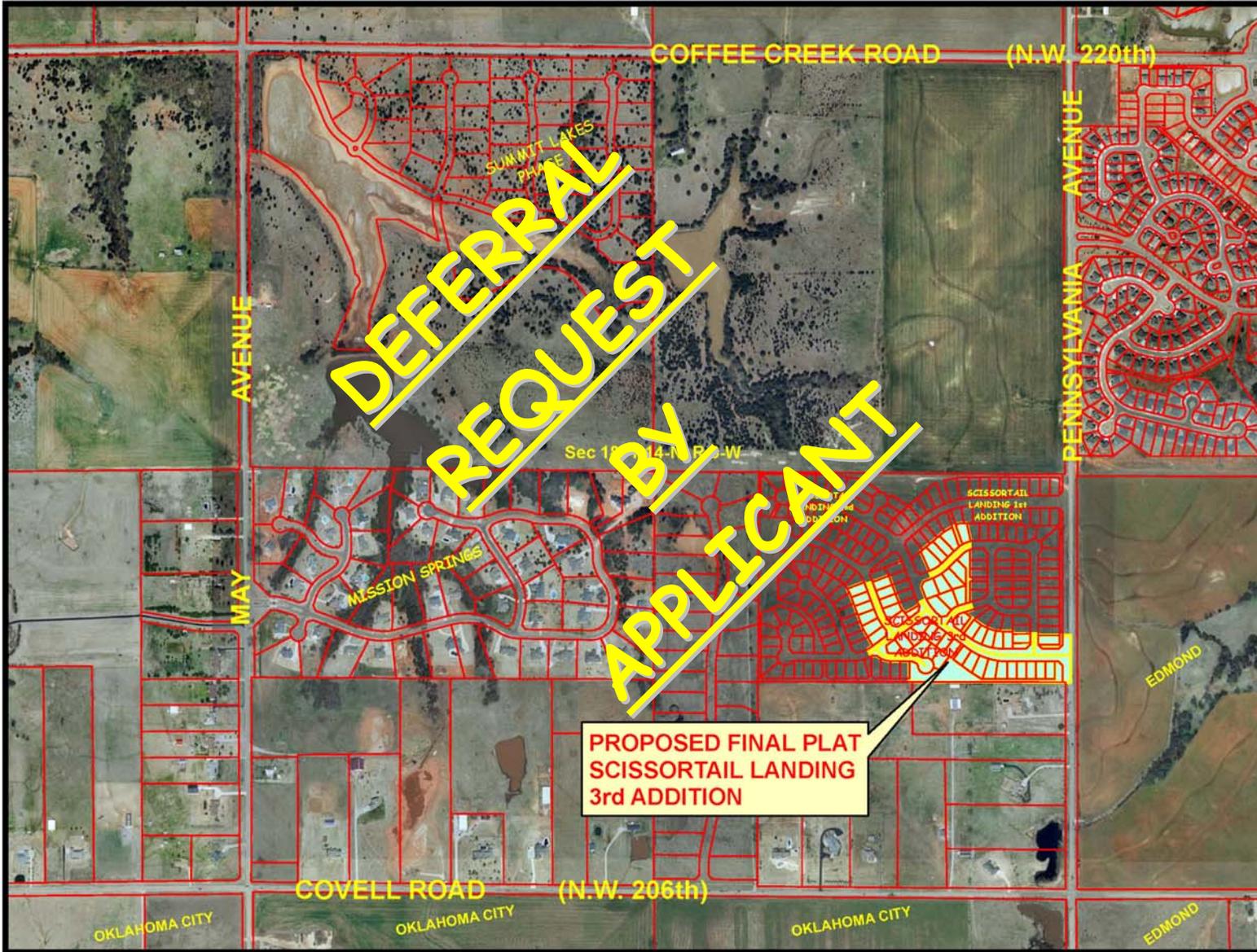


# **OKLAHOMA COUNTY PLANNING COMMISSION**

**Planning Commission Meeting**

**May 19, 2005**

# OKLAHOMA COUNTY PLANNING COMMISSION



FINAL PLAT (FP-2005-04)  
SCISSORTAIL LANDING 3rd ADDITION  
Applicant: SHAZ INVESTMENT, INC.



# OKLAHOMA COUNTY PLANNING COMMISSION



RE-PLAT - (RE-2005-01) LOT 5 BLOCK 6  
SOUTHERLY FARMS ADDITION - SECTION V  
Applicant: FREEMAN HOMES INC.

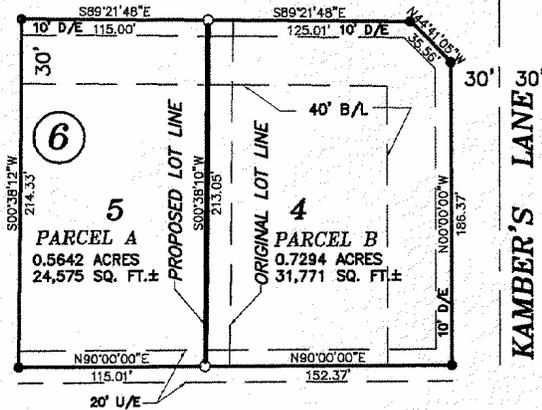


OKLAHOMA COUNTY PLANNING DEPARTMENT

# LOT LINE ADJUSTMENT

OF A PORTION OF SOUTHERLY FARMS SEC. V

SOUTHERLY RIDGE



Notes:  
 ● Indicates found 3/8" IP  
 ○ Indicates set 3/8" IP w/ CA 3948 Cap

**LEGAL DESCRIPTION PARCEL A:**

A parcel of land lying in the Southwest Quarter (SW/4) of Section Eight (8), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more fully described as follows:

Lot Five (5), Block Six (6), excepting the Easterly Fifteen (15) feet thereof, of Southerly Farms Section V, a recorded Addition to said Oklahoma County.

Above described Parcel contains 0.5642 acres or 24,575 square feet, more or less.

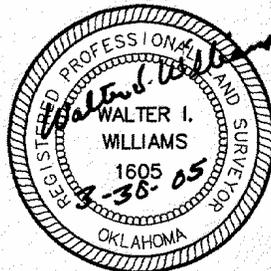
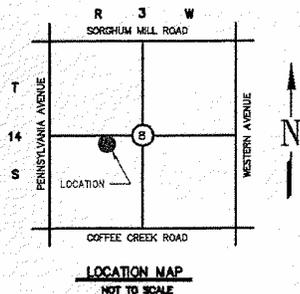
**LEGAL DESCRIPTION PARCEL B:**

A parcel of land lying in the Southwest Quarter (SW/4) of Section Eight (8), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more fully described as follows:

Lot Four (4), Block Six (6), and the Easterly Fifteen (15) feet of Lot Five (5), Block Six (6), of Southerly Farms Section V, a recorded Addition to said Oklahoma County.

Above described Parcel contains 0.7294 acres or 31,771 square feet more or less.

SCALE : 1" = 100'

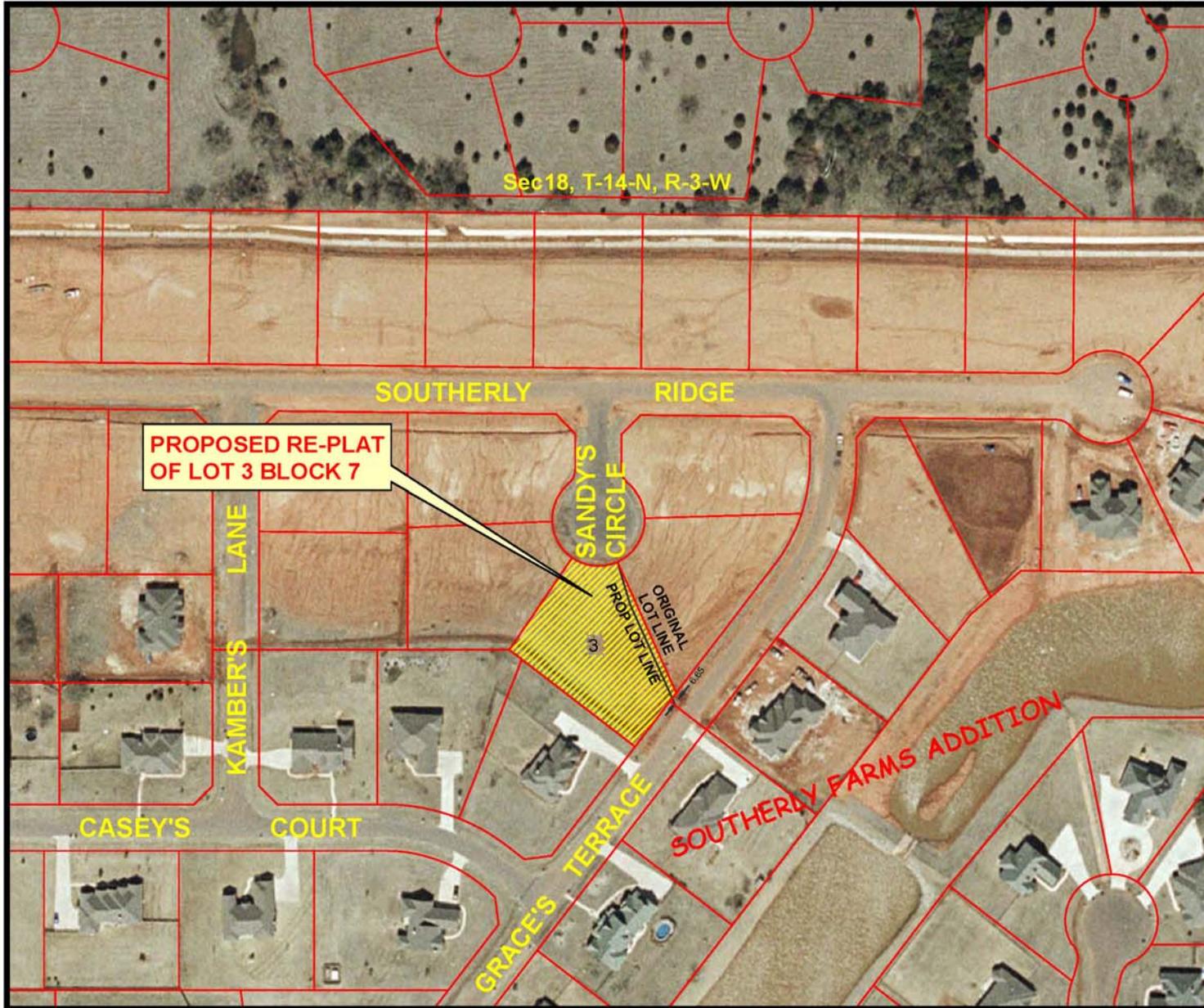


**RED PLAINS**

RED PLAINS SURVEYING COMPANY  
 2933 S. Bryant Ave.  
 Edmond, Oklahoma 73013  
 405-341-4031 Fax: 405-341-4037  
 Certificate of Authorization #3948

**RE-PLAT (RE-2005-01)  
 LOT 5 BLOCK 6  
 SOUTHERLY FARMS ADDITION  
 SECTION V  
 Applicant: FREEMAN HOMES INC.**

# OKLAHOMA COUNTY PLANNING COMMISSION



RE-PLAT - (RE-2005-02) LOT 3 BLOCK 7  
SOUTHERLY FARMS ADDITION - SECTION V  
Applicant: FREEMAN HOMES INC.



OKLAHOMA COUNTY PLANNING DEPARTMENT

# LOT LINE ADJUSTMENT

OF A PORTION OF SOUTHERLY FARMS SEC. V

**RE-PLAT (RE-2005-02)  
LOT 3 BLOCK 7  
SOUTHERLY FARMS ADDITION  
SECTION V  
Applicant: FREEMAN HOMES INC.**

**LEGAL DESCRIPTION PARCEL C:**

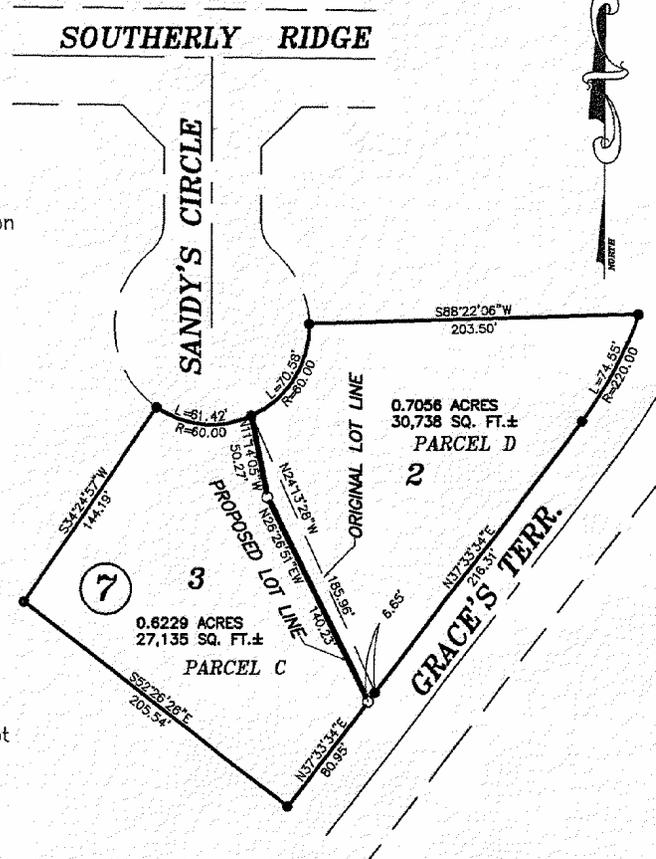
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Lot Three (3), Block Seven (7) Southerly Farms Section V, a recorded Addition to said Oklahoma County, excepting that portion of said Lot 3 described as follows; Beginning at the Northeast corner of said Lot 3; Thence South 24°13'28" East along the East line of said Lot 3 a distance of 185.96 feet to the Southeasterly corner thereof; Thence South 37°33'34" West along the Southeasterly line of said Lot 3 a distance of 6.65 feet; Thence North 26°26'51" West a distance of 140.23 feet; thence North 11°14'05" West a distance of 50.27 feet to the Point of Beginning.

**LEGAL DESCRIPTION PARCEL D:**

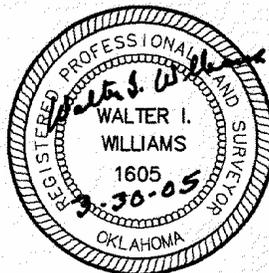
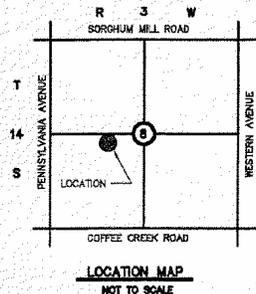
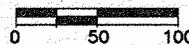
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