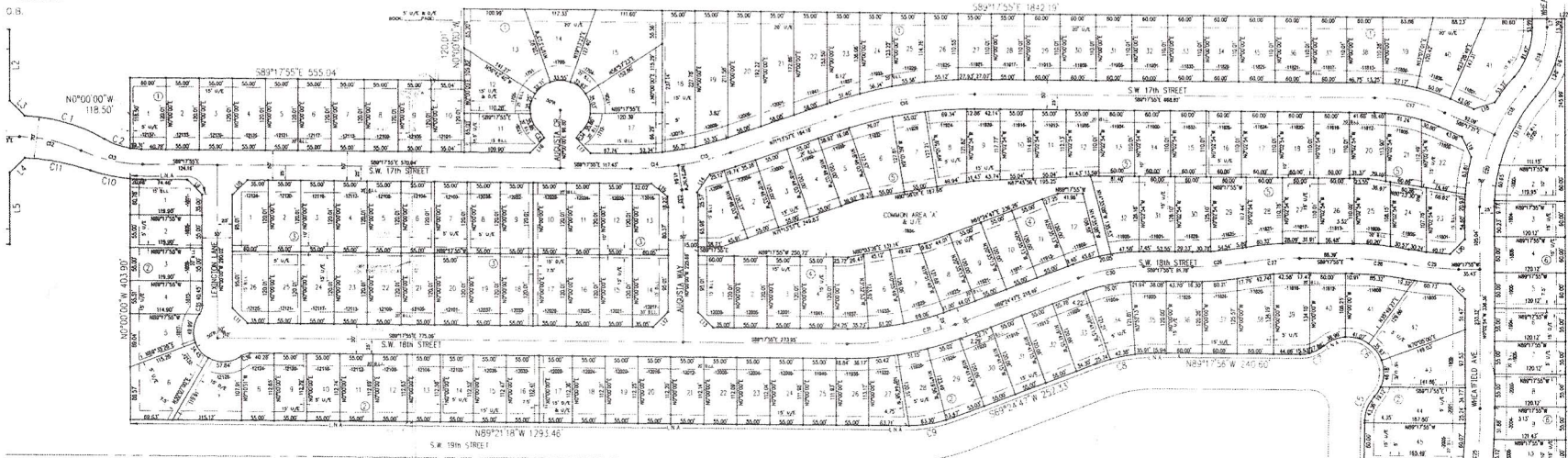


P.O.C.  
NORTHWEST CORNER OF NW/4  
SEC. 9, T11N-R5W, 1M  
FOUND I.P.  
G.B.



SOUTHWEST CORNER OF NW/4  
SECTION 9, T11N, R5W, 1M  
FOUND I.P.

1. MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
2. MAINTENANCE OF THE COMMON AREAS, ISLANDS AND MEDIAN IN THE RIGHTS-OF-WAY AND ARTERIAL LANDSCAPING WITH ITS IRRIGATION FACILITIES IN ASHFORO PLACE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE AREAS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PERKS, AND DOCKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.

LINE TABLE (LEGAL DESCRIPTION)

NUMBER	BEARING	DISTANCE
L1	S 89°17'55" E	56.00
L2	S 00°00'00" W	119.51
L3	S 44°36'30" E	35.67
L4	S 45°36'30" E	34.83
L5	S 00°00'00" W	120.55
L6	N 89°17'55" W	50.00

LINE TABLE (CENTERLINE)

NUMBER	BEARING	DISTANCE
L7	N 00°00'39" E	13.69
L8	S 89°37'06" W	16.02

LINE TABLE (LOTS)

NUMBER	BEARING	DISTANCE
L9	N 44°58'31" E	35.57
L10	N 45°12'02" E	35.14
L11	S 44°36'30" E	35.57
L12	S 45°36'30" E	35.14
L13	S 44°36'30" E	35.57
L14	S 44°36'30" E	35.57
L15	N 51°11'04" W	34.75
L16	S 41°16'14" W	31.62
L17	N 42°50'06" W	34.44
L18	S 72°00'00" W	37.34
L19	N 54°25'50" W	37.34
L20	N 45°28'18" W	35.03
L21	N 44°34'40" W	35.64
L22	S 89°17'55" E	4.58

3. A SIDEWALK SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG SW 17TH STREET WEST OF BLOCK 1 AND 2 AND ACROSS COMMON AREAS THAT ABUT THE STREETS, PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE.
4. A SIDEWALK SHALL BE CONSTRUCTED BY THE BUILDER ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR A COLLECTION STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY.
5. CLASS "C" ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.
6. ALL EASEMENTS SHOWN OUTSIDE THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS LABELED AS GIVEN BY SEPARATE INSTRUMENT.
7. IF THE GARAGE FRONT IS DESIGNED SO THAT THE FRONT DOOR EXTENDS BEYOND THE FRONT WALL OF THE DWELLING, SCREENING WOULD BE PROVIDED BY PLANTING EITHER ONE (1) INCH CALIPER DECIDUOUS TREE OR TWO (2) INCH CALIPER TREES IN THE FRONT YARD.
8. LANDSCAPE PLAN IN ACCORDANCE WITH LANDSCAPE ORDINANCE WILL BE REQUIRED WITH FINAL PLATS ADDITIONAL LANDSCAPE. NO CERTIFICATE OF OCCUPANCY PERMITS WILL BE ISSUED UNTIL LANDSCAPING IN ACCORDANCE WITH LANDSCAPE PLAN IS INSTALLED BY THE DEVELOPER.
9. PASSIVE RECREATIONAL AMENITIES REQUIRED IN COMMON AREAS
10. ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS
11. CENTERLINE OF ROADWAY SHALL BE AS FOLLOWS: MAINTAIN WITH WALKER FOR ASPHALT PAVING OR CUT "X" FOR CONCRETE PAVING.

12. ALL MONUMENTS EITHER FOUND OR SET WILL BE SHOWN ON THE PLAT PER OKLAHOMA SURVEYING MINIMUM STANDARDS (INCLUDE TYPE OF MONUMENTS SET AT PROPERTY/BLOCK AND CENTERLINE OF PUBLIC STREET R/W)
13. ALL HOMES TO BE SITE-BUILT
14. A WOODEN STORAGE FENCE WITH STEEL POSTS WILL BE CONSTRUCTED BY THE DEVELOPER ALONG SW 17TH STREET AND ALONG R/W CIRCLE ADJACENT TO LOTS IN ASHFORO PLACE PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE.

CURVE TABLE (LEGAL DESCRIPTION)

NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	285.00	139.47	71.16	S 73°30'29" E	138.08
C2	125.00	45.61	23.06	S 69°56'31" E	45.36
C3	60.00	37.48	63.32	N 22°58'24" E	87.10
C4	60.00	43.35	22.68	N 22°58'24" E	42.63
C5	60.00	13.35	22.68	N 21°42'11" E	42.63
C6	80.00	181.29	938.73	N 44°08'25" W	119.78
C7	60.00	43.37	22.68	S 69°58'41" W	42.63
C8	280.00	104.04	52.42	S 80°52'21" W	103.44
C9	220.00	81.52	41.74	S 80°51'44" W	81.36
C10	275.00	87.40	33.87	N 77°59'54" W	87.23
C11	400.00	111.77	56.25	N 78°58'25" W	111.41

CURVE TABLE (CENTERLINE)

NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C12	250.00	105.97	53.79	S 77°09'19" E	105.18
C13	250.00	105.97	53.79	S 77°09'19" E	105.18
C14	300.00	79.55	59.86	N 86°08'38" E	79.46
C15	500.00	90.35	45.30	N 76°24'34" E	90.23
C16	700.00	217.86	120.09	N 80°58'01" E	236.71
C17	300.00	120.48	61.06	S 77°47'38" E	119.67
C18	300.00	95.44	48.13	N 72°49'31" E	95.24
C19	150.00	309.17	57.47	N 20°58'31" E	107.34
C20	300.00	124.40	63.11	N 11°49'53" E	123.51
C21	100.00	111.79	62.50	N 38°02'35" W	106.00
C22	150.00	77.56	39.67	N 11°13'26" W	76.70
C23	1500.00	228.47	145.18	N 01°46'15" W	238.96
C24	1500.00	422.12	212.46	N 00°55'50" E	420.73
C25	1000.00	351.97	16.13	N 04°18'20" E	351.83
C26	500.00	89.81	45.02	N 85°33'21" E	89.69
C27	500.00	89.81	45.02	N 85°33'21" E	89.69
C28	500.00	89.81	45.02	S 84°59'11" E	89.69
C29	500.00	89.81	45.02	S 84°59'11" E	89.69
C30	300.00	111.47	56.38	S 80°03'26" W	110.82
C31	300.00	111.47	56.38	S 80°03'26" W	110.82
C32	200.00	29.37	14.71	N 04°12'25" W	29.34

CURVE TABLE (LOTS)

NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C33	25.00	11.45	5.82	N 30°04'29" W	11.35
C34	25.00	12.08	6.16	N 34°02'27" E	11.97
C35	25.00	16.09	8.23	N 18°06'16" E	15.81
C36	25.00	16.09	8.23	S 72°15'59" W	15.81
C37	125.00	19.42	9.71	S 84°50'48" E	19.41

# LEGEND

- BUILDING LIMIT LINE
- LIMITS OF NO ACCESS
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- PEDESTRIAN EASEMENT
- COMMON AREA
- ACCESS EASEMENT
- SET 3/8" IRON PIN
- FOUND IRON PIN
- CUT "X" & CONCRETE
- MAG NAIL & ASPHALT
- EX GAS LINE

## PROJECT OWNER AND DEVELOPER

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*John J. [Signature]*