

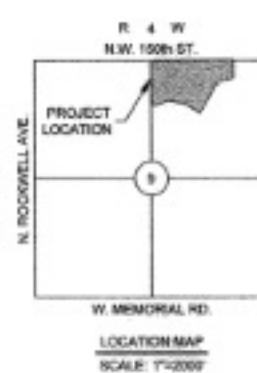
FINAL PLAT of THE LAKES AT ANNECY PHASE 1

BEING A PART OF THE NE/4 SEC. 9, T13N, R4W, 1M.,
AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

BASE OF BEARING

Grid North as established by state plane datum
(Oklahoma State Plane North Zone NAD83)
The North line of said NE/4 of Section 9, Township 13 North,
Range 4 West having a bearing of North 89°38'55" East

- DENOTES PND #3 BAR w/CAP
STAMPED "J&A 1484" UNLESS
OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP
STAMPED "J&A 1484" UNLESS
OTHERWISE NOTED
- △ DENOTES SET NAIL IN "1484 J&A
SHINER" UNLESS OTHERWISE
NOTED



SCALE: 1"=200'



Line Table		
Line #	Length	Direction
L1	36.38'	N44°42'29"E
L2	36.31'	S45°15'21"E
L3	39.58'	S65°32'23"W
L4	20.61'	S55°07'41"E
L5	31.14'	S19°30'05"E
L6	30.39'	S76°52'19"W
L7	36.39'	N13°07'41"W
L8	36.39'	S76°52'19"W
L9	32.84'	S99°11'13"E
L10	37.31'	N40°16'14"E
L11	6.21'	N89°26'42"E
L12	31.58'	N51°09'28"W
L13	39.32'	N31°31'03"E
L14	36.37'	N45°21'41"W
L15	35.34'	N44°38'19"E
L16	35.37'	S45°21'41"E
L17	35.37'	S45°21'41"E
L18	35.34'	N44°38'19"E
L19	48.06'	N18°25'38"E
L20	48.06'	N18°25'38"W
L21	7.57'	N66°23'18"W

Easement Table		
Line #	Length	Direction
E1	123.01'	S65°41'04"W
E2	122.99'	N89°41'04"E
E3	42.43'	S33°02'01"E
E4	46.94'	N33°02'01"W
E5	188.60'	N00°23'18"W
E6	188.22'	S00°23'18"E
E7	60.39'	S30°20'55"E
E8	60.40'	N30°20'55"W
E9	180.01'	N30°20'55"W
E10	155.88'	S00°20'55"E

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	75.89'	135.00'	38.97'	74.89'	N15°49'07"E	032°12'24"
C2	56.21'	100.00'	26.07'	55.47'	S74°13'53"E	032°12'24"
C3	143.00'	366.00'	73.39'	142.56'	S71°52'19"E	027°29'17"
C4	55.68'	366.00'	27.62'	55.01'	N37°32'58"E	018°31'14"
C5	21.88'	366.00'	10.91'	21.80'	N48°18'28"E	004°09'52"
C6	123.51'	266.00'	63.79'	121.55'	S75°49'08"E	038°22'56"
C7	176.92'	470.00'	90.50'	177.94'	S82°35'16"E	021°48'41"
C8	331.07'	336.00'	180.66'	317.36'	N19°33'36"E	057°28'56"
C9	116.10'	176.00'	59.85'	112.91'	N78°12'55"E	036°47'34"
C10	46.10'	106.00'	22.54'	44.72'	N12°31'58"E	026°58'31"
C11	46.10'	106.00'	22.54'	44.72'	N12°31'58"E	026°58'31"
C12	21.03'	25.00'	11.15'	20.41'	N23°42'24"E	048°11'23"
C13	47.02'	50.00'	25.41'	45.31'	N20°51'40"E	053°52'53"
C14	57.19'	50.00'	32.18'	54.09'	N38°49'34"W	095°29'38"
C15	32.79'	50.00'	16.98'	32.18'	S88°39'51"W	037°31'28"
C16	57.19'	50.00'	32.18'	54.09'	S38°09'24"W	085°29'38"
C17	47.14'	50.00'	25.40'	45.41'	S21°38'51"E	054°09'53"
C18	21.03'	25.00'	11.17'	20.39'	S24°27'23"E	048°08'19"
C19	21.03'	25.00'	11.16'	20.41'	S70°17'20"W	048°11'23"
C20	129.58'	60.00'	130.90'	93.42'	N64°42'40"W	030°11'23"
C21	60.19'	60.00'	27.38'	48.03'	S33°05'18"W	057°24'32"
C22	70.48'	60.00'	42.54'	64.80'	N77°49'01"W	080°48'51"
C23	6.49'	25.00'	3.25'	6.47'	N44°31'52"W	014°52'33"
C24	54.54'	25.00'	7.48'	54.33'	N68°57'32"W	033°10'50"

NOTES

- All landowners within street rights-of-way, and aerial landscaping with its irrigation system, shall be maintained by the Property Owners Association within THE LAKES AT ANNECY PHASE 1.
- Maintenance of all common areas and private drainage easements within THE LAKES AT ANNECY PHASE 1 shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, other temporary or permanent, that may 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 activities 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.
- All streets are private and shall be maintained by the Property Owners Association.
- A sidewalk shall be required on each lot where it fronts a local and/or collector street. The sidewalk will be required at the building permit stage and installed prior to the issuance of an Occupancy Certificate by the City of Oklahoma City.

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
L.N.A. = LIMITS OF NO ACCESS
AC. = ACRES
NR = NOT RADIAL
RW = RIGHT OF WAY
STAT. RW = STATUTORY RIGHT OF WAY
BL = BUILDING LIMIT LINE
LVE = PUBLIC UTILITY EASEMENT
DVE = PUBLIC DRAINAGE EASEMENT
PRVT. DVE & PIA = PRIVATE DRAINAGE EASEMENT & PEDESTRIAN ACCESS
P.S.P.U.E. = PRIVATE STREET & PUBLIC UTILITY EASEMENT

******* NOTE *******
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-106 OF THE OKLAHOMA STATE STATUTES.

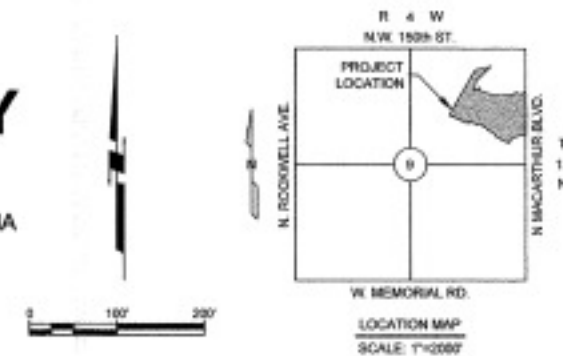
FINAL PLAT of THE LAKES AT ANNECY PHASE 1

J&A
Johnson & Associates
1111 S. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 241-0075 FAX (405) 241-0075 www.jaok.com
Certified Professional Surveyor - Exp. Date 05/31/2025
• ENGINEERS • SURVEYORS • PLANNERS •

FINAL PLAT of THE MANORS AT ANNECY

BRING A PART OF THE NE/4 SEC. 9, T13N, R4W, I.M.,
AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

• DENOTES FND. #3 BAR W/CAP
STAMPED "J&A 1484" UNLESS
OTHERWISE NOTED
○ DENOTES SET #3 BAR W/CAP
STAMPED "J&A 1484" UNLESS
OTHERWISE NOTED
△ DENOTES SET NAIL IN "1484 J&A
SPINER" UNLESS OTHERWISE
NOTED



BASIS OF BEARING
Old North as established by state plane datum
(Oklahoma State Plane North Zone NAD83)
The East line of said NE/4 of Section 9,
Township 13 North, Range 4 West
having a bearing of South 00°15'52" East

Line Table		
Line #	Length	Direction
L1	35.38'	S45°15'52"E
L2	35.04'	N44°17'23"E
L3	34.45'	S47°43'44"E
L4	36.47'	N42°53'51"E
L5	35.88'	S44°32'30"E
L6	33.63'	N59°28'50"E
L7	44.37'	S19°18'13"E
L8	35.35'	N35°08'52"W
L9	46.34'	N55°12'59"E
L10	35.46'	N10°43'48"W
L11	35.83'	N75°10'39"E
L12	36.06'	S11°02'43"E
L13	37.33'	S77°24'41"W
L14	35.38'	S23°48'55"W
L15	35.38'	N88°11'58"W
L16	35.72'	S44°40'37"E
L17	34.97'	S45°21'11"W
L18	37.02'	S89°02'58"E

NOTES

- All islands/median within street rights-of-way, and aerial landscaping with its irrigation system, shall be maintained by the Property Owners Association within THE MANORS AT ANNECY.
- Maintenance of all common areas and private drainage easements within THE MANORS AT ANNECY 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, that may 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.
- All streets and storm sewer are private and shall be maintained by the Property Owners Association.
- A sidewalk shall be required on each lot where it fronts a local end/or collector street. The sidewalk will be required at the building permit stage and installed prior to the issuance of an Occupancy Certificate by the City of Oklahoma City.

Curve Table

Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	36.05'	575.00'	10.03'	35.94'	S25°52'08"W	003°35'32"
C2	53.39'	67.00'	28.20'	51.99'	N83°19'31"E	045°39'10"
C3	395.22'	790.00'	186.74'	363.69'	S89°28'34"E	027°30'32"
C4	124.89'	840.00'	62.58'	124.77'	N83°56'53"E	008°31'08"
C5	191.70'	800.00'	91.24'	181.31'	N83°13'44"E	013°50'49"
C6	385.49'	800.00'	196.57'	361.77'	S89°28'34"E	027°30'32"
C7	49.41'	45.00'	27.53'	46.90'	N17°37'24"W	002°54'31"
C8	195.94'	45.00'	154.11'	85.39'	S25°58'36"W	212°33'23"
C9	66.39'	45.00'	40.90'	60.53'	N58°35'58"E	084°32'06"
C10	192.72'	500.00'	97.57'	191.53'	N19°54'38"E	022°58'04"
C11	71.85'	600.00'	35.87'	71.80'	N27°31'13"E	006°51'36"
C12	29.01'	130.00'	14.61'	28.92'	S67°21'32"E	016°37'10"
C13	190.41'	250.00'	77.58'	148.19'	S58°26'02"E	034°28'14"
C14	68.76'	200.00'	34.73'	68.42'	S51°02'54"E	019°41'58"
C15	115.18'	300.00'	58.31'	114.48'	N27°48'08"E	021°59'54"
C16	107.05'	125.00'	57.05'	103.86'	N64°16'07"E	049°53'57"
C17	9.48'	500.00'	4.73'	9.40'	N20°48'24"W	001°05'04"
C18	28.61'	300.00'	14.32'	28.60'	S78°34'06"E	002°27'54"
C19	272.39'	1005.00'	137.03'	271.58'	S83°26'01"E	015°31'48"
C20	107.17'	150.00'	55.58'	104.90'	N25°43'53"W	040°56'03"

NOTE

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

FINAL PLAT
of

THE MANORS AT ANNECY



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
405.463.4075 Fax 405.463.4076 www.jaok.com
Certified of Accuracy (C/A) Exp. Date 05-01-2022
• ENGINEERS • SURVEYORS • PLANNERS •