

Kingsridge Lake Estates

A PART OF THE
SE/4 OF SECTION 22, T 12 N, R 5 W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Number	Direction	Distance
L1	N42°37'24"E	36.81'
L2	N47°22'36"W	33.78'
L3	N53°07'17"W	20.00'
L4	N42°37'24"E	36.87'
L5	N52°54'50"W	37.57'
L6	N09°34'24"E	31.33'
L7	N60°13'13"E	42.57'
L8	N78°56'41"W	20.00'
L9	N40°22'49"W	20.00'
L10	S44°56'23"W	35.26'
L11	N00°05'56"E	45.68'
L12	S47°22'36"W	33.78'
L13	S85°07'19"W	52.19'
L14	N45°05'56"E	35.36'
L14-A	S44°54'04"E	35.36'
L15	S45°03'37"E	35.45'
L16	N53°06'46"W	40.04'
L17	N21°35'31"E	27.63'
L18	N29°40'14"W	24.83'
L19	S60°54'28"W	43.65'
L20	N40°02'05"W	32.23'
L21	N44°56'23"E	35.26'
L22	S81°04'33"E	40.26'
L23	S26°12'02"W	40.26'
L24	S39°32'13"W	31.76'
L25	S33°48'04"E	40.26'
L26	N52°34'59"E	28.59'
L27	S61°29'17"E	20.00'
L28	S09°53'56"W	20.00'
L29	S73°28'30"W	40.26'
L30	S38°24'29"E	20.00'
L31	S42°37'24"E	36.86'
L32	S47°22'36"E	33.73'

Number	Direction	Distance
CL1	N89°52'32"W	30.00'
CL2	S89°52'32"E	30.00'
CL3	S48°22'33"W	21.34'
CL4	S45°03'37"E	14.18'
CL5	N00°05'56"E	160.03'
CL6	S89°54'04"E	82.60'
CL7	S09°56'35"W	27.56'
CL8	N72°36'41"E	35.22'
CL9	S35°26'16"W	9.07'
CL10	N76°19'55"E	12.93'
CL11	S59°03'20"E	20.68'
CL12	S52°23'23"E	15.38'

Number	Central Angle	Radius	Tangent	Curve Length	Chord Bearing	Chord Length
C1	I=49°30'26"	R=25.00'	T=11.53'	L=21.60'	CB=S60°22'06"W	CH=20.94'
C2	I=49°30'26"	R=25.00'	T=11.53'	L=21.60'	CB=N70°07'28"W	CH=20.94'
C3	I=49°30'26"	R=25.00'	T=11.53'	L=21.60'	CB=S60°22'06"W	CH=20.94'
C4	I=49°30'26"	R=25.00'	T=11.53'	L=21.60'	CB=N70°07'28"W	CH=20.94'
C5	I=38°48'39"	R=25.00'	T=8.81'	L=16.93'	CB=N19°37'29"W	CH=16.61'
C6	I=38°48'39"	R=25.00'	T=8.81'	L=16.93'	CB=S70°29'45"E	CH=16.61'
C7	I=38°02'32"	R=25.00'	T=8.62'	L=16.60'	CB=N89°21'41"E	CH=16.30'
C8	I=76°25'28"	R=25.00'	T=19.68'	L=33.35'	CB=S33°09'00"E	CH=30.93'
C9	I=49°30'26"	R=25.00'	T=11.53'	L=21.60'	CB=N85°04'59"E	CH=20.94'
C10	I=49°30'26"	R=25.00'	T=11.53'	L=21.60'	CB=S45°24'34"E	CH=20.94'

Number	Central Angle	Radius	Tangent	Curve Length	Chord Bearing	Chord Length
CC1	I=14°56'02"	R=100.00'	T=3.11'	L=26.06'	CB=S82°39'27"W	CH=25.99'
CC2	I=09°55'53"	R=100.00'	T=8.69'	L=17.33'	CB=S80°09'23"W	CH=17.31'
CC3	I=14°56'02"	R=100.00'	T=3.11'	L=26.06'	CB=N82°39'27"E	CH=25.99'
CC4	I=09°55'53"	R=100.00'	T=8.69'	L=17.33'	CB=N80°09'23"E	CH=17.31'
CC5	I=41°44'50"	R=100.00'	T=38.13'	L=72.86'	CB=N20°44'56"W	CH=71.26'
CC6	I=36°44'40"	R=100.00'	T=33.21'	L=64.13'	CB=S66°44'59"W	CH=63.04'
CC7	I=41°24'11"	R=100.00'	T=37.79'	L=72.26'	CB=N20°55'16"W	CH=70.70'
CC12	I=25°19'04"	R=100.00'	T=22.46'	L=44.19'	CB=S12°52'42"E	CH=43.83'
CC13	I=35°28'49"	R=100.00'	T=31.99'	L=61.92'	CB=S07°47'49"E	CH=60.94'
CC14	I=27°19'54"	R=100.00'	T=24.31'	L=47.70'	CB=S03°43'22"E	CH=47.25'
CC15	I=18°02'57"	R=100.00'	T=15.88'	L=31.50'	CB=S26°24'48"E	CH=31.37'
CC16	I=17°29'15"	R=100.00'	T=15.38'	L=30.52'	CB=N81°21'18"E	CH=30.40'
CC17	I=21°46'11"	R=802.00'	T=154.22'	L=304.72'	CB=S24°33'11"E	CH=302.89'
CC18	I=13°46'01"	R=100.00'	T=12.07'	L=24.03'	CB=N83°12'56"E	CH=23.97'
CC19	I=08°58'12"	R=802.00'	T=62.91'	L=125.56'	CB=S09°10'59"E	CH=125.43'
CC20	I=62°59'35"	R=100.00'	T=61.27'	L=109.94'	CB=N58°36'08"E	CH=104.49'
CC21	I=03°50'20"	R=4104.72'	T=137.36'	L=275.02'	CB=N29°01'30"E	CH=274.36'
CC22	I=30°50'44"	R=100.00'	T=27.59'	L=53.84'	CB=N74°28'42"W	CH=53.19'
CC23	I=03°07'23"	R=4104.72'	T=111.90'	L=223.74'	CB=N32°30'22"E	CH=223.72'
CC24	I=61°30'19"	R=100.00'	T=59.50'	L=107.35'	CB=N03°18'54"E	CH=102.27'
CC25	I=62°27'48"	R=100.00'	T=60.64'	L=109.02'	CB=N58°40'10"W	CH=103.70'
CC26	I=65°02'53"	R=100.00'	T=63.77'	L=113.53'	CB=S84°54'49"E	CH=107.53'
CC27	I=24°32'06"	R=100.00'	T=21.74'	L=42.82'	CB=S07°34'10"W	CH=42.49'
CC28	I=69°40'34"	R=100.00'	T=69.60'	L=121.61'	CB=S54°40'30"W	CH=114.25'
CC29	I=04°23'28"	R=100.00'	T=7.66'	L=15.16'	CB=S87°19'03"W	CH=7.66'

Sheet 2 of 2 PD-2226
Final Plat - Kingsridge Lake Estates
Civil Design & Survey of Oklahoma, Inc.
CA 4827 Exp: 6-30-16
2201 Rambling Road
Edmond, Oklahoma 73025
Phone: 405-550-0168 Fax: 866-347-8552
Proj.No.: 100011-ELL Issue Date: 2015-09-01

- Kingsridge Lake Estates - PLAT NOTES:**
- The Property Owners Association shall be responsible for the maintenance of the private streets, the landscaped arterial street right-of-way, and all associated irrigation systems.
 - Maintenance of the common areas and drainage structures supporting private street shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill or other obstruction, including fences, either temporary or permanent, shall be placed within the drainage related common areas and/or drainage easements shown.
 - ADA compliant sidewalks shall be constructed by the builder on each lot where it abuts a local and/or a collector street. The sidewalks are 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.
 - The builder shall plant either two 1-1/2" caliper trees or one tree larger than 3" caliper in the front yard of the applicable lot when the garage front extends forward of the main front wall of the house and faces the street.

- Set #3 Iron Pin w/ Orange Plastic Cap Stamped "CA 4827"
- ①...Set #4 Iron Pin w/ Aluminum Cap Stamped "CDSOK CA 4827"
- ②...Found #3 Iron Pin w/ Orange Plastic Cap Stamped "JJA"
- ⊙...Set Magnetic PK Nail w/ Washer Stamped "CDSOK CA 4827"

OWNER'S NOTARY

TRACY J. ANDERSON

Notary Public
State of Oklahoma

CITY CLERK

N/A

See Sheet 1 of 2

COUNTY TREASURER

MARK AARON RITCHIE

1597

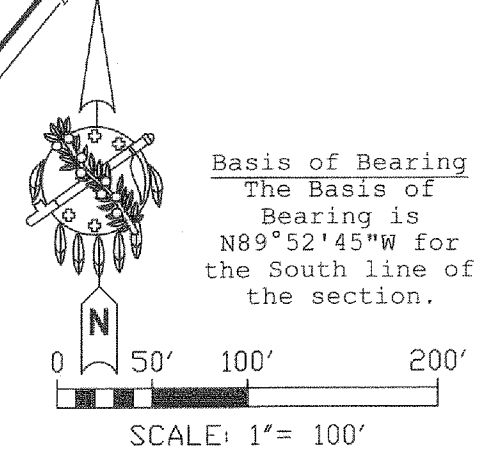
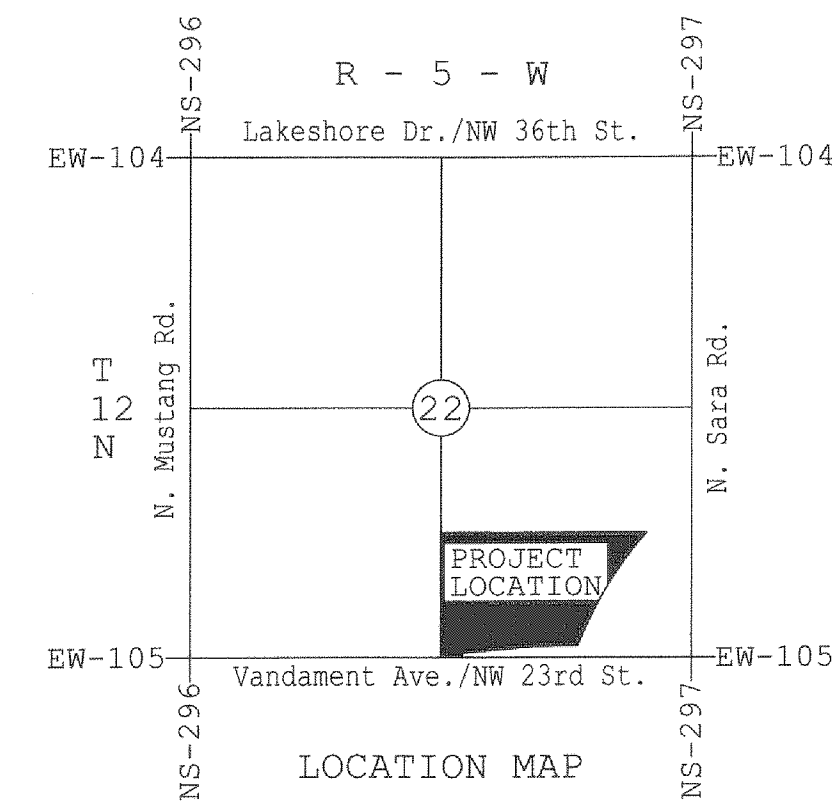
NOTARY PUBLIC

TRACY J. ANDERSON

Notary Public
State of Oklahoma

CONTRACTOR

SKAL



TOTAL LOT COUNT = 102
Symbolology:
B.M. Benchmark
D/E. Drainage Easement
LONA. Limits of No Access
U/E. Utility Easement
BL. Building Limit Line
###. Address
MIN.F.F. Minimum Finish Floor Elevation
Ⓢ. Block Number

NE/crn of Kingsridge Addition Section 2 & SE/crn of Kingsway Final Plats East Plat Boundaries record bearings N00°08'25"W

NE/crn of Kingsridge Addition Section 3 & SE/crn of Kingsridge Addition Section 2 Final Plats East Plat Boundaries record bearings N00°08'25"W

(POB) SE/crn of Kingsridge Addition Section 3 Final Plat

Qrt. Sect. Line N00°16'33"W 641.50'

Qrt. Sect. Line N00°16'33"W 289.76'

Qrt. Sect. Line N00°16'33"W 50.00'

N89°52'45"W 227.62'

N89°52'45"W 391.79'

800°07'21"W 50.00'

NW 23RD ST.

OKLAHOMA TURNPIKE AUTHORITY RIGHT-OF-WAY

FROM KINGDOM LN. CL TO SE CORNER OF SE/4 OF SECTION 22 N89°52'45"W 2040.06'

SE crn of SE/4 of Section 22 T-12-N, R-5-W