

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

**PUD-2022**

**MASTER DESIGN STATEMENT FOR**

**Echo Park**

June 12, 2024

July 9, 2024

**PREPARED FOR:**

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**SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Echo Park consisting of 80.99 acres MOL, is located within the Southwest Quarter (SW/4) of Section 3, Township 13 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma.

**SECTION 2.0 ..... LEGAL DESCRIPTION**

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

**SECTION 3.0 ..... OWNER/DEVELOPER**

The owner and developer of this property is Three Jacks, LLC.

**SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

- North: AA and R-1 Districts and used for residential development.
- East: PUD-706 District and used for residential development.
- South: PUD-1651 District and is currently undeveloped.
- West: R-1 and PUD-1012 Districts and used for residential development.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

**SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The north half of the property is currently being developed for residential homes. The south half of the property is currently undeveloped.

**SECTION 6.0 .....CONCEPT**

The concept for this PUD is to modify the existing base zoning to allow for a residential development.

**SECTION 7.0..... SERVICE AVAILABILITY**

**7.1 ..... STREETS**

The nearest street to the north is NW 164<sup>th</sup> St. The nearest street to the east is Lone Oak Dr. The nearest street to the south is NW 150<sup>th</sup> St. The nearest street to the west is N. MacArthur Blvd.

**7.2 ..... SANITARY SEWER**

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 37 located at 16820 N. Pennsylvania Ave. It is approximately 4 miles from this PUD development.

7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

**SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City’s Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-1 Single-Family Residential District shall govern this PUD, except as herein modified.

**All uses within the R-1 District shall be permitted within this PUD.**

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all main structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, fiber cement siding, or other similar type finish. No more than 30% EIFS shall be permitted. No wood shall be used as a veneer, wood shall only be used as an accent material. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 ..... LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development. There must be two (2) trees with a minimum of 2-inch diameter with appropriate mulch and edging located in the front yard of each interior lot residential dwelling, or one (1) tree located in the front yard and one (1) tree located in the side yard of each corner lot residential dwelling.

9.3 ..... LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 ..... SCREENING REGULATIONS

Fences shall be of wood construction with metal fence posts and may not exceed 8 feet in height. Wood fence posts are not allowed. All fences must be maintained in good condition with no visible holes or loose or missing pickets. No fence shall be installed on the front portion of any Lot and must commence at the back corner of the residence.

9.5 ..... PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.6 ..... DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 ..... DUMPSTER REGULATIONS

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ..... ACCESS REGULATIONS

Access shall be per the Subdivision Regulations.

9.9 ..... PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 ..... SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations.

9.10.2 ..... ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.3 ..... NON-ACCESSORY SIGNS

Non-Accessory signs are prohibited.

9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD’S)

Electronic Message Display signs are prohibited.

9.11 ..... ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 ..... HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 ..... SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 ..... PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 ..... COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall 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.

9.17 ..... SPECIFIC PLAN

A specific plan shall not be required.

**10.0 ..... DEVELOPMENT SEQUENCE**

Developmental phasing shall be allowed as a part of the development of this PUD. The maximum lot coverage within this PUD shall be 58%.

**11.0 ..... EXHIBITS**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B-1 – Conceptual Master Development Plan for Phase 1
- Exhibit B-2 – Conceptual Master Development Plan for Phases 2-4

## PUD-2022 Exhibit A – Legal Description

A tract of land lying in the Southwest Quarter (SW/4) of Section Three (3), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: Commencing at the Southwest corner of the SW/4 of said Section 3; Thence North 00° 05'46" West, along the west line of said SW/4 a distance of 1329.13 feet to the point of beginning; Thence continuing North 00° 05'46" West along the west line of said SW/4 a distance of 665.13 feet; Thence South 89° 57'00" East a distance of 368.86 feet; Thence South 00° 03'00" West a distance of 114.95 feet; Thence South 66° 05'51" East a distance of 17.44 feet; Thence South 89° 57'00" East a distance of 69.05 feet; Thence North 45° 03'00" East a distance of 35.36 feet; Thence South 89° 57'00" East a distance of 50.00 feet; Thence South 44° 57'00" East a distance of 35.36 feet; Thence South 89° 57'00" East a distance of 170.00 feet; Thence North 45° 03'00" East a distance of 35.36 feet; Thence South 89° 57'00" East a distance of 50.00 feet; Thence North 00° 03'00" East a distance of 85.00 feet; Thence South 89° 57'00" East a distance of 32.76 feet; Thence South 86° 50'01" East a distance of 77.35 feet; Thence North 00° 03'00" East a distance of 680.21 feet; Thence South 89° 57'00" East a distance of 393.95 feet; Thence South 00° 15'48" East a distance of 35.75 feet to a point of curvature; Thence along a curve to the left having a radius of 150.00 feet for an arc distance of 27.69 feet (the chord of said curve bears South 05°33'04" East a distance of 27.65 feet) to a point of reverse curvature; Thence along a curve to the right having a radius of 175.00 feet for an arc length of 11.92 feet (the chord of said curve bears South 08°53'17" East a distance of 11.92 feet); Thence South 46°26'24" East a distance of 36.26 feet; Thence South 00° 03'00" West a distance of 50.00 feet; Thence South 45° 03'00" West a distance of 35.36 feet; Thence South 45°03'00" West a distance of 35.36 feet; Thence South 00° 03'00" West a distance of 214.00 feet; Thence South 44° 57'00" East a distance of 35.36 feet; Thence South 00° 03'00" West a distance of 50.00 feet; Thence South 45° 03'00" West a distance of 35.36 feet; Thence South 00°03'00" West a distance of 38.00 feet to a point of curvature; Thence along a curve to the right having a radius of 125.00 feet for an arc length of 171.31 feet (the chord of said curve bears South 39° 18'39" West a distance of 158.21 feet); Thence South 89° 57'00" East a distance of 85.70 feet; Thence South 00°07'34" East a distance of 317.74 feet; Thence South 42° 12'03" West a distance of 47.10 feet to a point of curvature; Thence along a curve to the right having a radius of 425.00 feet for an arc length of 94.19 feet (the chord of said curve bears North 54°14'39" West a distance of 94.00 feet); Thence North 47°53'43" West a distance of 10.30 feet; Thence South 42°06'17" West a distance of 50.00 feet; Thence South 47° 53'43" East a distance of 10.30 feet to a point of curvature; Thence along a curve to the left having a radius of 475.00 feet for an arc length of 93.95 feet (the chord of said curve bears South 53 ° 33' 40" East a distance of 93.79 feet; Thence South 42 ° 12'03" West a distance of 280.97 feet; Thence South 63° 53'13" West a distance of 177.18 feet; Thence South 89° 52'44" West a distance of 880.21 feet to the point of beginning.

**AND** A tract of land lying the Southwest Quarter (SW/4) of Section Three (3), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, State of Oklahoma, and being more particularly described as follows: COMMENCING at the southwest corner of the Southwest Quarter (SW/4) of said Section Three (3); THENCE North 00°05'46" West, along the west line of said Southwest Quarter (SW/4), a distance of 1994.26 feet to the POINT OF BEGINNING; THENCE continuing North 00°05'46" West, along said west line, a distance of 664.00 feet to the northwest corner of said Southwest Quarter (SW/4); THENCE South 89°57'00" East, along the north line of said Southwest Quarter (SW/4), a distance of 910.55 feet; THENCE South 00°03'00" West a distance of 680.21 feet; THENCE North 86°50'01" West a distance of 77.35 feet; THENCE North 89°57'00" West a distance of 32.76 feet; THENCE South 00°03'00" West a distance of 85.00 feet; THENCE North 89°57'00" West a distance of 50.00 feet; THENCE South 45°03'00" West a distance of 35.36 feet; THENCE North 89°57'00" West a distance of 170.00 feet; THENCE North 44°57'00" West a distance of 35.36 feet; THENCE North 89°57'00" West a distance of 50.00 feet; THENCE South 45°03'00" West a distance of 35.36 feet; THENCE North 89°57'00" West a distance of 69.05 feet; THENCE North 66°05'51" West a distance of 17.44 feet; THENCE North 00°03'00" East a distance of 114.95 feet; THENCE North 89°57'00" West a

distance of 368.86 feet to the POINT OF BEGINNING. **AND COMMENCING** at the southwest corner of the Southwest Quarter (SW/4) of said Section Three (3); THENCE North 00°05'46" West, along the west line of said Southwest Quarter (SW/4), a distance of 1329.13 feet; THENCE North 89°52'44" East a distance of 880.21 feet to the POINT OF BEGINNING; THENCE North 63°53'13" East a distance of 177.18 feet; THENCE North 42°12'03" East a distance of 280.97 feet to a point of curvature on a non-tangent curve; THENCE along a non-tangent curve to the right having a radius of 475.00 feet for an arc length of 93.95 feet (the chord of said curve bears North 53°33'40" West a distance of 93.79 feet); THENCE North 47°53'43" West a distance of 10.30 feet; THENCE North 42°06'17" East a distance of 50.00 feet; THENCE South 47°53'43" East a distance of 10.30 feet to a point of curvature; THENCE along a curve to the left having a radius of 425.00 feet for an arc length of 94.19 feet (the chord of said curve bears South 54°14'39" East a distance of 94.00 feet); THENCE North 42°12'03" East a distance of 47.10 feet; THENCE North 00°07'34" West a distance of 317.74 feet; THENCE North 89°57'00" West a distance of 85.70 feet to a point of curvature on a non-tangent curve; THENCE along a non-tangent curve to the left having a radius of 125.00 feet for an arc length of 171.31 feet (the chord of said curve bears North 39°18'39" East a distance of 158.21 feet); THENCE North 00°03'00" East a distance of 38.00 feet; THENCE North 45°03'00" East a distance of 35.36 feet; THENCE North 00°03'00" East a distance of 50.00 feet; THENCE North 44°57'00" West a distance of 35.36 feet; THENCE North 00°03'00" East a distance of 214.00 feet; THENCE North 45°03'00" East a distance of 35.36 feet; THENCE North 00°03'00" East a distance of 50.00 feet; THENCE North 46°26'24" West a distance of 36.26 feet to a point of curvature on a non-tangent curve; THENCE along a non tangent curve to the left having a radius of 175.00 feet for an arc length of 11.92 feet (the chord of said curve bears North 08°53'17" West a distance of 11.92 feet) to a point of reverse curvature; THENCE along a curve to the right having a radius of 150.00 feet for an arc length of 27.69 feet (the chord of said curve bears North 05°33'04" West a distance of 27.65 feet); THENCE North 00°15'48" West a distance of 35.75 feet to a point on the north line of said Southwest Quarter (SW/4); THENCE South 89°57'00" East, along said north line, a distance of 1345.57 feet to the northeast corner of said Southwest Quarter (SW/4); THENCE South 00°20'43" East, along the east line of said Southwest Quarter (SW/4), a distance of 1321.23 feet; THENCE South 89°52'44" West a distance of 1327.91 feet; THENCE South 00°13'14" East a distance of 131.20 feet; THENCE South 89°52'44" West a distance of 95.65 feet; THENCE North 00°13'14" West a distance of 131.20 feet; THENCE South 89°52'44" West a distance of 352.04 feet to the POINT OF BEGINNING.

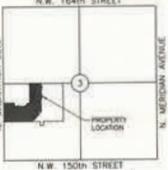


# FINAL PLAT OF ECHO PARK

A PART OF THE SOUTHWEST QUARTER OF SECTION 3  
T 13 N, R 4 W, I.M., OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



SCALE: 1" = 80'



SCALE: 1"=2000'

LOCATION MAP

BASIS OF BEARING:  
N 00° 05' 46" W

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE			BOUNDARY CURVE TABLE					
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
L1	465.13	N00°15'42"W	L18	36.26	S46°23'24"E	C1	23.88	150.00	19°34'33"	S20°33'04"E	27.65
L2	368.86	S89°57'00"W	L19	50.00	S00°03'00"W	C2	11.82	175.00	3°34'01"	S08°53'17"E	11.82
L3	114.95	S00°03'00"W	L20	35.36	S45°03'00"W	C3	171.31	125.00	39°31'18"	S39°18'39"W	158.21
L4	17.44	S45°03'00"W	L21	214.00	S00°03'00"W	C4	84.18	425.00	12°41'53"	S04°14'39"W	84.00
L5	89.68	S89°57'00"W	L22	35.36	S45°03'00"W	C5	83.95	475.00	11°19'50"	S57°33'40"E	93.79
L6	35.36	S45°03'00"W	L23	50.00	S00°03'00"W						
L7	30.00	S89°57'00"W	L24	35.36	S45°03'00"W						
L8	35.36	S45°03'00"W	L25	36.00	S00°03'00"W						
L9	170.00	S89°57'00"W	L26	85.70	S89°57'00"W						
L10	35.36	S45°03'00"W	L27	317.74	S00°03'00"W						
L11	50.00	S89°57'00"W	L28	47.10	S42°12'03"W						
L12	85.00	N00°03'00"E	L29	15.30	S47°52'43"W						
L13	32.79	S89°57'00"W	L30	50.00	S42°04'17"W						
L14	71.35	S89°57'00"W	L31	13.20	S47°52'43"E						
L15	480.21	N00°03'00"E	L32	280.97	S42°12'03"W						
L16	383.85	S89°57'00"W	L33	177.18	S63°53'13"W						
L17	35.75	N00°15'48"E	L34	880.21	S89°52'44"W						

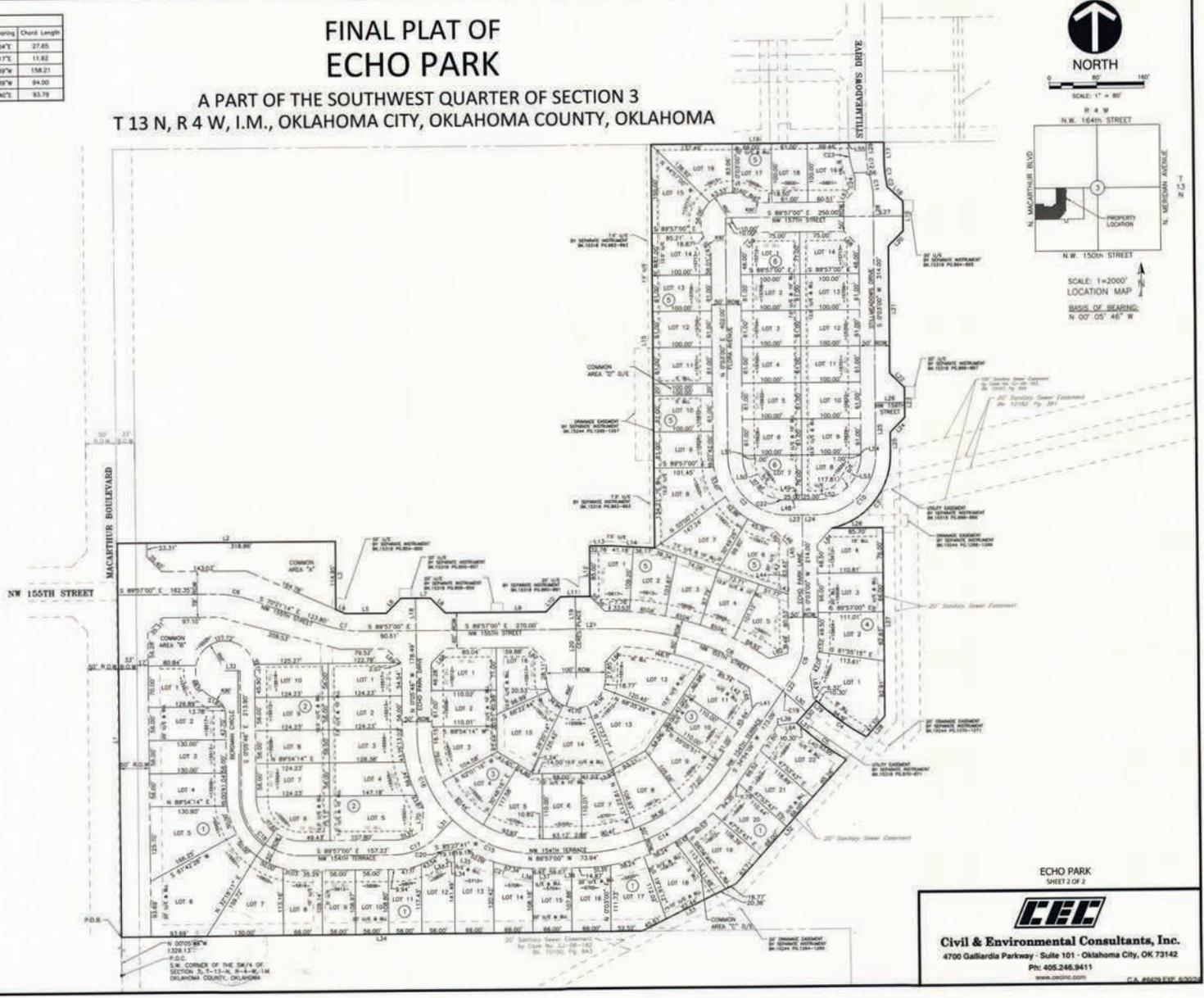
CENTER LINE TABLE			CENTER LINE CURVE TABLE					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
L18	55.00	N00°03'00"E	C6	88.40	200.00	19°35'48"	S87°09'07"E	88.07
L19	55.00	N00°03'00"E	C7	88.40	200.00	19°35'48"	S87°09'07"E	88.07
L20	82.98	N00°03'00"E	C8	317.40	450.00	48°24'48"	S89°44'36"E	310.87
L21	31.79	S89°57'00"E	C9	80.82	100.00	24°51'08"	S17°28'34"W	39.80
L22	35.78	S34°59'08"W	C10	137.58	100.00	80°00'00"	S40°52'00"W	141.42
L23	25.00	S89°57'00"W	C11	40.66	150.00	10°31'50"	S07°42'38"E	40.34
L24	25.00	S89°57'00"W	C12	39.84	150.00	10°13'07"	S07°52'22"E	38.73
L25	88.00	S00°03'00"W	C14	288.78	300.00	55°58'51"	S42°28'34"W	277.73
L26	50.00	S89°57'00"E	C15	156.82	200.00	44°55'37"	N67°28'11"W	155.84
L27	50.00	S89°57'00"E	C16	156.82	200.00	44°55'37"	N67°28'11"W	155.84
L28	38.68	S00°03'00"W	C17	78.67	100.00	40°04'23"	N67°30'48"W	78.85
L29	18.81	S00°15'48"E	C18	158.82	100.00	89°51'14"	S45°01'23"E	141.24
L30	40.44	S47°53'43"E	C19	12.89	450.00	1°38'30"	S48°42'57"E	12.89
L31	40.88	S44°58'37"E						
L32	25.00	N89°54'14"E						

EASEMENT CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
E01	4.21	125.00	156°27'31"	N48°28'30"E	4.23
E02	74.83	245.00	17°30'00"	S70°06'13"E	74.54
E03	18.54	75.00	141°03'51"	N82°51'44"W	18.51

EASEMENT LINE TABLE		
Line #	Length	Direction
L33	22.85	S47°54'26"E
L34	1.88	S89°27'41"E
L35	47.48	S70°08'13"E
L36	15.57	S70°08'13"E
L37	41.88	N46°29'02"E
L38	42.86	S89°57'00"E
L39	2.25	N48°30'13"E
L40	114.83	N04°51'38"W
L41	2.56	S09°40'51"E
L42	100.10	S24°51'38"E
L43	20.44	S70°18'50"E
L44	57.28	S19°41'01"W
L45	22.85	S00°03'00"W
L46	14.05	S42°04'48"E
L47	77.77	S19°41'01"W
L48	13.00	N89°57'00"W
L49	11.60	N19°41'01"E
L50	86.67	S30°40'46"E
L51	5.00	S00°03'00"W
L52	81.77	N89°50'02"E
L53	87.87	S22°19'45"W
L54	5.85	S00°03'00"W

PROPERTY LINE CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C20	41.34	150.00	19°52'01"	N89°11'49"W	41.41
C24	20.10	180.22	8°23'24"	S60°33'38"E	20.09

LEGEND	
W	West
Sec.	Section
T	Township
R	Range
I.M.	Indian Meridian
OK	Oklahoma
R.O.W.	Right-of-Way
UT	Utility Easement
DE	Drainage Easement
BL	Building Limit Line
St.	Street
Ave.	Avenue
Blvd.	Boulevard
POB	Point of Beginning
W	With
S	And
FK	FOUND/FINAL
(BEARING/DISTANCE) - RECORD	(BEARING/DISTANCE) - MEASURED
⊕	BENCHMARK
⊙	IRON ROD
⊗	"X" IN CONCRETE
⊚	IRON PIPE FOUND
□	TYPE 1 MONUMENT
⊠	TYPE 2 MONUMENT
⊙	1/2-INCH IRON ROD
⊚	PROPERTY CORNER
⊙	POINT OF COMMENCEMENT
⊙	POINT OF BEGINNING
---	BUILDING LIMIT LINE
---	UTILITY EASEMENT
---	DRAINAGE EASEMENT
---	North
---	East
---	South



ECHO PARK  
SHEET 2 OF 2

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