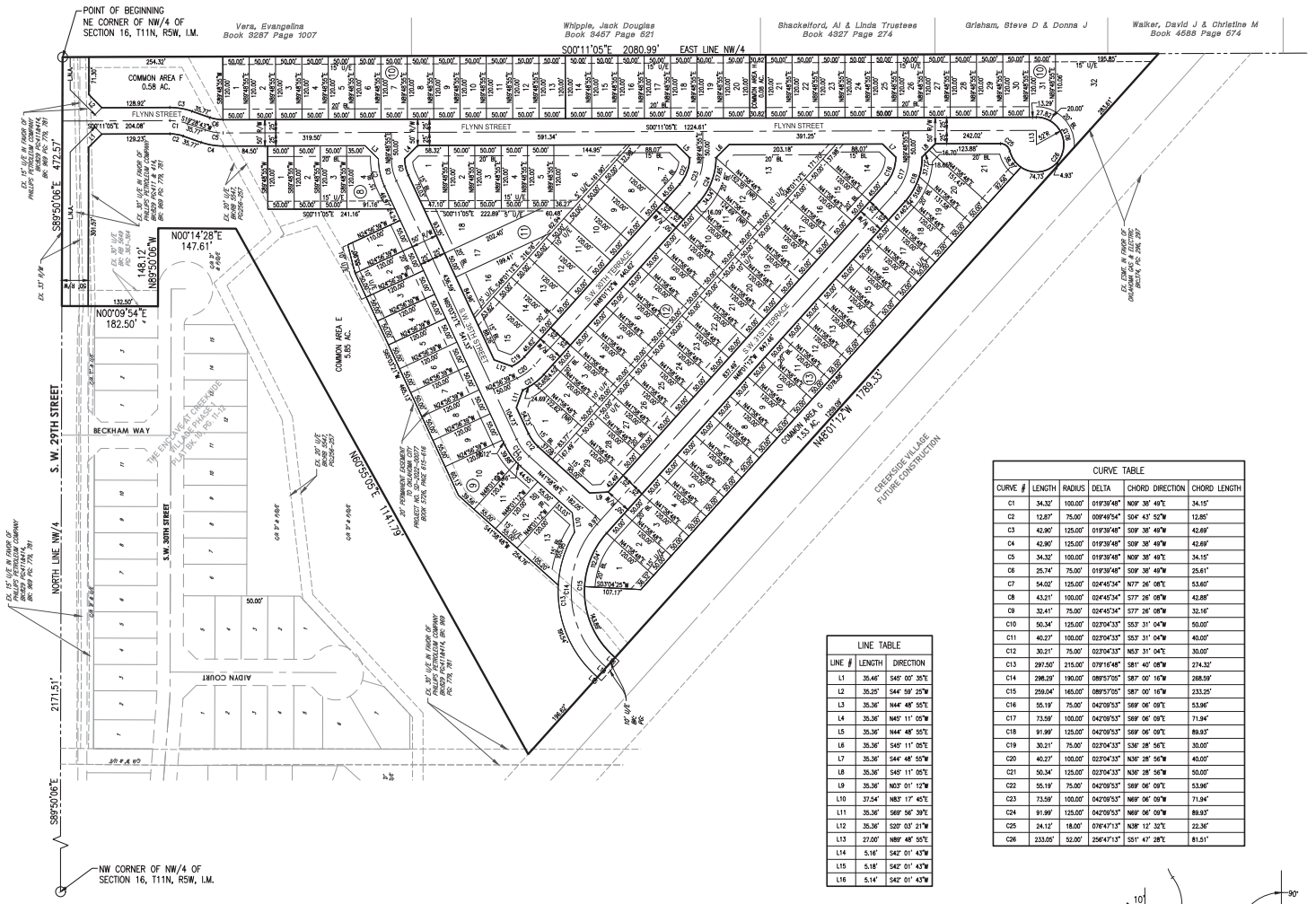
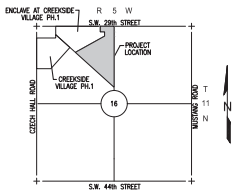
FINAL PLAT
OF
THE ENCLAVE AT CREEKSIDE VILLAGE
PHASE 2

A PART OF THE NW/4 OF SECTION 16, T11N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA





LOCATION MAP
SCALE: 1" = 2000'

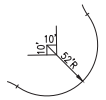
SCALE: 1" = 100'

GRAPHIC SCALE IN FEET
100 0 100

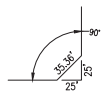
BASIS OF BEARING = NORTH LINE OF THE NW/4 OF SECTION 16, T11N, R5W, I.M. (S89°50'06"E)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.46'	S45° 00' 35"E
L2	35.25'	S44° 59' 25"W
L3	35.36'	N44° 48' 55"E
L4	35.36'	N45° 11' 05"W
L5	35.36'	N44° 48' 55"E
L6	35.36'	S45° 11' 05"E
L7	35.36'	S44° 48' 55"W
L8	35.36'	S45° 11' 05"E
L9	35.36'	N03° 01' 12"W
L10	37.54'	N83° 17' 45"E
L11	35.36'	S69° 06' 39"E
L12	35.36'	S20° 03' 21"W
L13	27.00'	N89° 48' 55"E
L14	5.16'	S42° 01' 43"W
L15	5.18'	S42° 01' 43"W
L16	5.14'	S42° 01' 43"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	34.32'	100.00'	019°39'48"	N09° 38' 49"E	34.15'
C2	12.87'	75.00'	009°49'54"	S04° 43' 52"W	12.85'
C3	42.90'	125.00'	019°39'48"	S09° 38' 49"W	42.69'
C4	42.90'	125.00'	019°39'48"	S09° 38' 49"W	42.69'
C5	34.32'	100.00'	019°39'48"	N09° 38' 49"E	34.15'
C6	25.74'	75.00'	019°39'48"	S09° 38' 49"W	25.61'
C7	54.02'	125.00'	024°45'34"	N77° 26' 08"E	53.60'
C8	43.21'	100.00'	024°45'34"	S77° 26' 08"W	42.88'
C9	32.41'	75.00'	024°45'34"	S77° 26' 08"W	32.16'
C10	50.34'	125.00'	023°04'33"	S53° 31' 04"W	50.00'
C11	40.27'	100.00'	023°04'33"	S53° 31' 04"W	40.00'
C12	30.21'	75.00'	023°04'33"	N53° 31' 04"E	30.00'
C13	297.50'	215.00'	079°16'48"	S81° 40' 08"W	274.32'
C14	298.29'	190.00'	089°57'05"	S87° 00' 16"W	268.59'
C15	259.04'	165.00'	089°57'05"	S87° 00' 16"W	233.25'
C16	55.19'	75.00'	042°09'53"	S69° 06' 09"E	53.96'
C17	73.59'	100.00'	042°09'53"	S69° 06' 09"E	71.94'
C18	91.99'	125.00'	042°09'53"	S69° 06' 09"E	89.93'
C19	30.21'	75.00'	023°04'33"	S36° 28' 56"E	30.00'
C20	40.27'	100.00'	023°04'33"	N36° 28' 56"W	40.00'
C21	50.34'	125.00'	023°04'33"	N36° 28' 56"W	50.00'
C22	55.19'	75.00'	042°09'53"	S69° 06' 09"E	53.96'
C23	73.59'	100.00'	042°09'53"	N69° 06' 09"W	71.94'
C24	91.99'	125.00'	042°09'53"	N69° 06' 09"W	89.93'
C25	24.12'	18.00'	076°47'13"	N38° 12' 32"E	22.36'
C26	233.05'	52.00'	256°47'13"	S51° 47' 28"E	81.51'



TYPICAL EYEBROW



TYPICAL BLOCK CORNER

LEGEND

EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
(NR)	NONRADIAL LINE
L.N.A.	LIMITS OF NO ACCESS

NOTES

1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure 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.

2. Monuments shall be as follows:
   Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
   3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"

3. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, 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, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

4. A sidewalk is required on each lot where it abuts a local and/or a collector 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 for the applicable lot.

5. Two 1½ inch caliper trees, or one 3-inch caliper tree, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.

6. Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

FINAL PLAT
THE ENCLAVE AT CREEKSIDE VILLAGE PHASE 2

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 T 405.787.6276 F
www.craftontull.com
CERTIFICATE OF AUTHORIZATION
CA 973 EXPIRES 6/30/2024

SHEET NO.: 2 OF 2
DATE: 12/01/2023
PROJECT NO.: 23609400