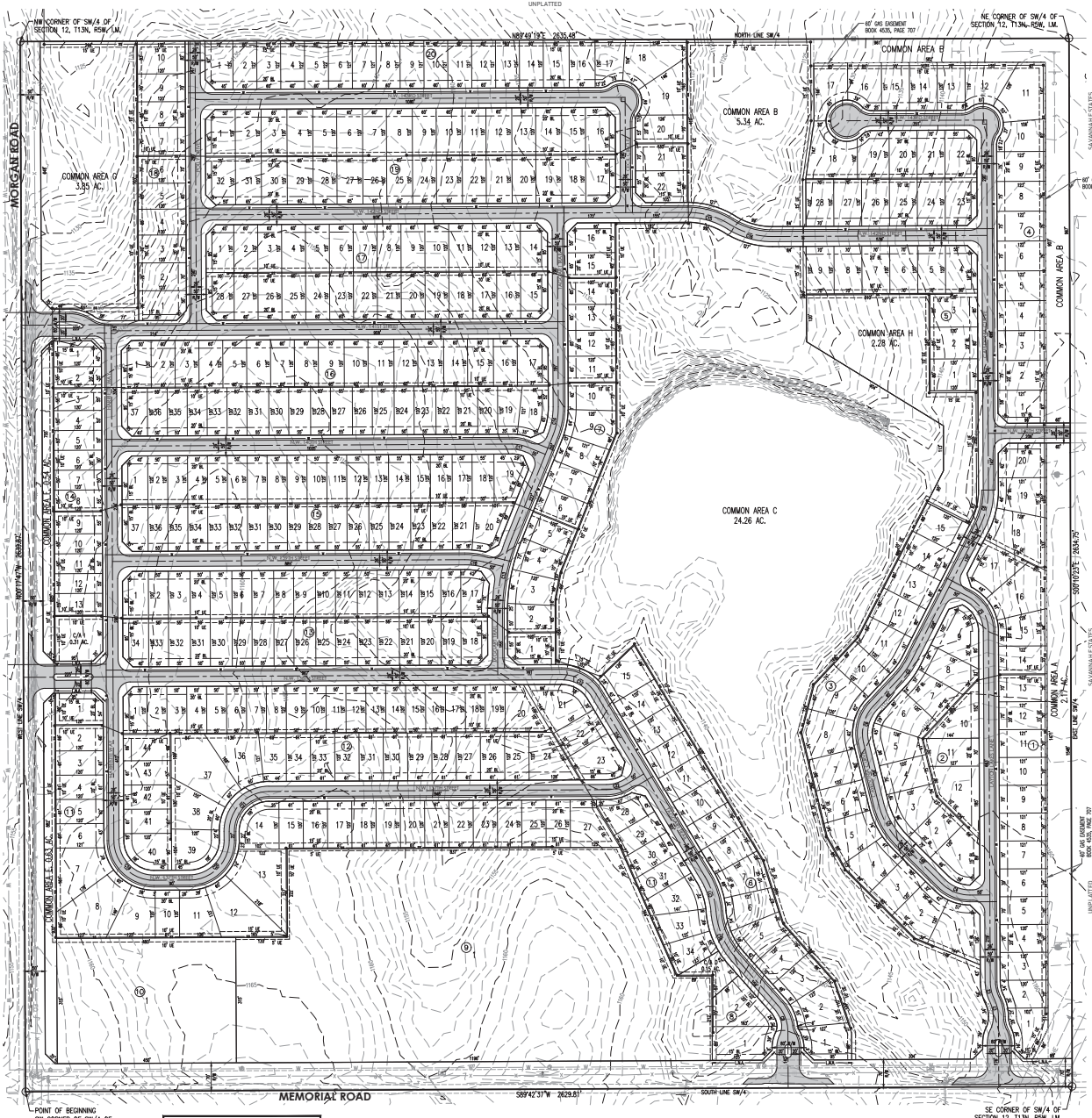


PROJECT OWNER AND DEVELOPER:
Premium Land, LLC,
PO Box 6718
Edmond, OK
73063
PH: 405.285.9105

PRELIMINARY PLAT
OF
LAYTON LAKES
A PART OF THE SW/4 OF SECTION 12, T13N, R5W, L1M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



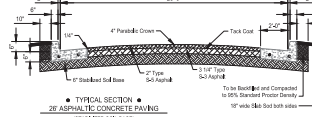
CURVE TABLE				
CURVE #	LENGTH	ARCUS DELTA	CHORD DIRECTION	CHORD LENGTH
01	10.00	100.000°	N 0° 0' 0" E	10.00
02	10.00	100.000°	S 0° 0' 0" E	10.00
03	10.00	100.000°	S 0° 0' 0" E	10.00
04	10.00	100.000°	S 0° 0' 0" E	10.00
05	10.00	100.000°	S 0° 0' 0" E	10.00
06	10.00	100.000°	S 0° 0' 0" E	10.00
07	10.00	100.000°	S 0° 0' 0" E	10.00
08	10.00	100.000°	S 0° 0' 0" E	10.00
09	10.00	100.000°	S 0° 0' 0" E	10.00
10	10.00	100.000°	S 0° 0' 0" E	10.00
11	10.00	100.000°	S 0° 0' 0" E	10.00
12	10.00	100.000°	S 0° 0' 0" E	10.00
13	10.00	100.000°	S 0° 0' 0" E	10.00
14	10.00	100.000°	S 0° 0' 0" E	10.00
15	10.00	100.000°	S 0° 0' 0" E	10.00
16	10.00	100.000°	S 0° 0' 0" E	10.00
17	10.00	100.000°	S 0° 0' 0" E	10.00
18	10.00	100.000°	S 0° 0' 0" E	10.00
19	10.00	100.000°	S 0° 0' 0" E	10.00
20	10.00	100.000°	S 0° 0' 0" E	10.00
21	10.00	100.000°	S 0° 0' 0" E	10.00
22	10.00	100.000°	S 0° 0' 0" E	10.00
23	10.00	100.000°	S 0° 0' 0" E	10.00
24	10.00	100.000°	S 0° 0' 0" E	10.00
25	10.00	100.000°	S 0° 0' 0" E	10.00
26	10.00	100.000°	S 0° 0' 0" E	10.00
27	10.00	100.000°	S 0° 0' 0" E	10.00
28	10.00	100.000°	S 0° 0' 0" E	10.00
29	10.00	100.000°	S 0° 0' 0" E	10.00
30	10.00	100.000°	S 0° 0' 0" E	10.00
31	10.00	100.000°	S 0° 0' 0" E	10.00
32	10.00	100.000°	S 0° 0' 0" E	10.00
33	10.00	100.000°	S 0° 0' 0" E	10.00
34	10.00	100.000°	S 0° 0' 0" E	10.00
35	10.00	100.000°	S 0° 0' 0" E	10.00
36	10.00	100.000°	S 0° 0' 0" E	10.00
37	10.00	100.000°	S 0° 0' 0" E	10.00
38	10.00	100.000°	S 0° 0' 0" E	10.00
39	10.00	100.000°	S 0° 0' 0" E	10.00
40	10.00	100.000°	S 0° 0' 0" E	10.00
41	10.00	100.000°	S 0° 0' 0" E	10.00
42	10.00	100.000°	S 0° 0' 0" E	10.00
43	10.00	100.000°	S 0° 0' 0" E	10.00
44	10.00	100.000°	S 0° 0' 0" E	10.00
45	10.00	100.000°	S 0° 0' 0" E	10.00
46	10.00	100.000°	S 0° 0' 0" E	10.00
47	10.00	100.000°	S 0° 0' 0" E	10.00
48	10.00	100.000°	S 0° 0' 0" E	10.00
49	10.00	100.000°	S 0° 0' 0" E	10.00
50	10.00	100.000°	S 0° 0' 0" E	10.00
51	10.00	100.000°	S 0° 0' 0" E	10.00
52	10.00	100.000°	S 0° 0' 0" E	10.00
53	10.00	100.000°	S 0° 0' 0" E	10.00
54	10.00	100.000°	S 0° 0' 0" E	10.00
55	10.00	100.000°	S 0° 0' 0" E	10.00
56	10.00	100.000°	S 0° 0' 0" E	10.00
57	10.00	100.000°	S 0° 0' 0" E	10.00
58	10.00	100.000°	S 0° 0' 0" E	10.00
59	10.00	100.000°	S 0° 0' 0" E	10.00
60	10.00	100.000°	S 0° 0' 0" E	10.00
61	10.00	100.000°	S 0° 0' 0" E	10.00
62	10.00	100.000°	S 0° 0' 0" E	10.00
63	10.00	100.000°	S 0° 0' 0" E	10.00
64	10.00	100.000°	S 0° 0' 0" E	10.00
65	10.00	100.000°	S 0° 0' 0" E	10.00
66	10.00	100.000°	S 0° 0' 0" E	10.00
67	10.00	100.000°	S 0° 0' 0" E	10.00
68	10.00	100.000°	S 0° 0' 0" E	10.00
69	10.00	100.000°	S 0° 0' 0" E	10.00
70	10.00	100.000°	S 0° 0' 0" E	10.00
71	10.00	100.000°	S 0° 0' 0" E	10.00
72	10.00	100.000°	S 0° 0' 0" E	10.00
73	10.00	100.000°	S 0° 0' 0" E	10.00
74	10.00	100.000°	S 0° 0' 0" E	10.00
75	10.00	100.000°	S 0° 0' 0" E	10.00
76	10.00	100.000°	S 0° 0' 0" E	10.00
77	10.00	100.000°	S 0° 0' 0" E	10.00
78	10.00	100.000°	S 0° 0' 0" E	10.00
79	10.00	100.000°	S 0° 0' 0" E	10.00
80	10.00	100.000°	S 0° 0' 0" E	10.00
81	10.00	100.000°	S 0° 0' 0" E	10.00
82	10.00	100.000°	S 0° 0' 0" E	10.00
83	10.00	100.000°	S 0° 0' 0" E	10.00
84	10.00	100.000°	S 0° 0' 0" E	10.00
85	10.00	100.000°	S 0° 0' 0" E	10.00
86	10.00	100.000°	S 0° 0' 0" E	10.00
87	10.00	100.000°	S 0° 0' 0" E	10.00
88	10.00	100.000°	S 0° 0' 0" E	10.00
89	10.00	100.000°	S 0° 0' 0" E	10.00
90	10.00	100.000°	S 0° 0' 0" E	10.00
91	10.00	100.000°	S 0° 0' 0" E	10.00
92	10.00	100.000°	S 0° 0' 0" E	10.00
93	10.00	100.000°	S 0° 0' 0" E	10.00
94	10.00	100.000°	S 0° 0' 0" E	10.00
95	10.00	100.000°	S 0° 0' 0" E	10.00
96	10.00	100.000°	S 0° 0' 0" E	10.00
97	10.00	100.000°	S 0° 0' 0" E	10.00
98	10.00	100.000°	S 0° 0' 0" E	10.00
99	10.00	100.000°	S 0° 0' 0" E	10.00
100	10.00	100.000°	S 0° 0' 0" E	10.00

COMMON AREAS:	
C/A 'A' (DR.)	2.17 ACRES
C/A 'B' (DR.)	5.84 ACRES
C/A 'C' (DR.)	24.28 ACRES
C/A 'D' (DR.)	0.15 ACRES
C/A 'E' (DR.)	0.63 ACRES
C/A 'F' (DR.)	0.54 ACRES
C/A 'G' (DR.)	1.58 ACRES
C/A 'H' (REC.)	2.28 ACRES
C/A 'I' (REC.)	2.17 ACRES
TOTAL (DR.)	37.44 ACRES
TOTAL (REC.)	2.58 ACRES
TOTAL C/A (SITE)	40.03 ACRES

- NOTES**
1. Maintenance of the Common Areas and/or Islands/Recreation in Public Right-of-Way shall be the responsibility of the Property Owner Association. All structures, storage of materials, grading, etc., or other obstructions, either temporary or permanent shall be placed within the Driveway/Island Common Area and/or Driveway/Island Common Area. Common areas shall be located in a manner to meet the requirements specified herein.
 2. A driveway shall be required on each lot and must be installed prior to the issuance of an Occupancy Permit.
 3. Sidewalks along Common Areas are the responsibility of the developer and must be installed prior to the issuance of an occupancy permit. Allotted sidewalks will be provided in accordance with sidewalk ordinances.
 4. If the garage front is designed so that the garage door extends beyond the front wall of the dwelling, screening shall be provided by planting either one 3 inch caliper deciduous tree or two 1.5 inch caliper trees in the front yard, prior to the issuance of a Certificate of Occupancy for the affected lot.
 5. All utility and proposed easements shall be located on front plots.
 6. A minimum 1.21 acres of recreational area and facilities shall be provided by the developer. The recreational facilities shall include playground equipment and park benches.

LEGAL DESCRIPTION
A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Red River (AA) City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by corner and bearing as follows:
BEGINNING at the Southwest corner of said SW/4; thence
S01°14'17"N along the West line of said SW/4 a distance of 263.87 feet to the Northeast corner of said SW/4; thence
S01°14'17"E along the North line of said SW/4 a distance of 263.48 feet to the Northeast corner of said SW/4; thence
S01°14'17"E along the East line of said SW/4 a distance of 263.475 feet to the Southeast corner of said SW/4; thence
S01°14'17"E along the South line of said SW/4 a distance of 263.475 feet to the POINT OF BEGINNING.
Said tract contains 40.03 acres by 11 or 13.33 Acres, more or less.

LEGEND	
P.O.B.	POINT OF BEGINNING
EX.	EXISTING
RM.	RIGHT-OF-WAY
BL.	BUILDING LIMIT LINE
UE.	UTILITY EASEMENT
DE.	DRAINAGE EASEMENT
PDE.	PRIVATE DRAINAGE EASEMENT
L.N.A.	LIMITS OF NO ACCESS
C/A	COMMON AREA



LOT COUNT:	
SINGLE-FAMILY RESIDENTIAL	360 LOTS
SINGLE-FAMILY RESIDENTIAL	126.29 ACRES
DUPLEX	48 LOTS
DUPLEX	96 UNITS
DUPLEX	13.60 ACRES
DUPLEX	3.27 (DU/AC) - 0.31 (AC/DU)
RESIDENTIAL DENSITY	1 LOT
MULTI-FAMILY COMMERCIAL	1 LOT
COMMERCIAL	4.68 ACRES

PRELIMINARY PLAT - LAYTON LAKES

Crafton Tull
2020 Dallas Parkway Blvd
Tulsa, Oklahoma 74104
405.726.4201 • 405.726.4214
www.craftontull.com

SHEET NO: 1 of 1
DATE: 11/03/23
PROJECT NO: 23611600