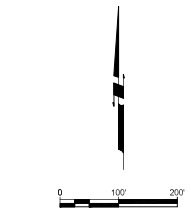
FINAL PLAT

of

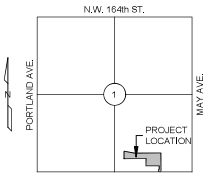
ESPERANZA GARDENS

BEING A PART OF THE SE/4 OF SEC 1, T13N, R4W, IM

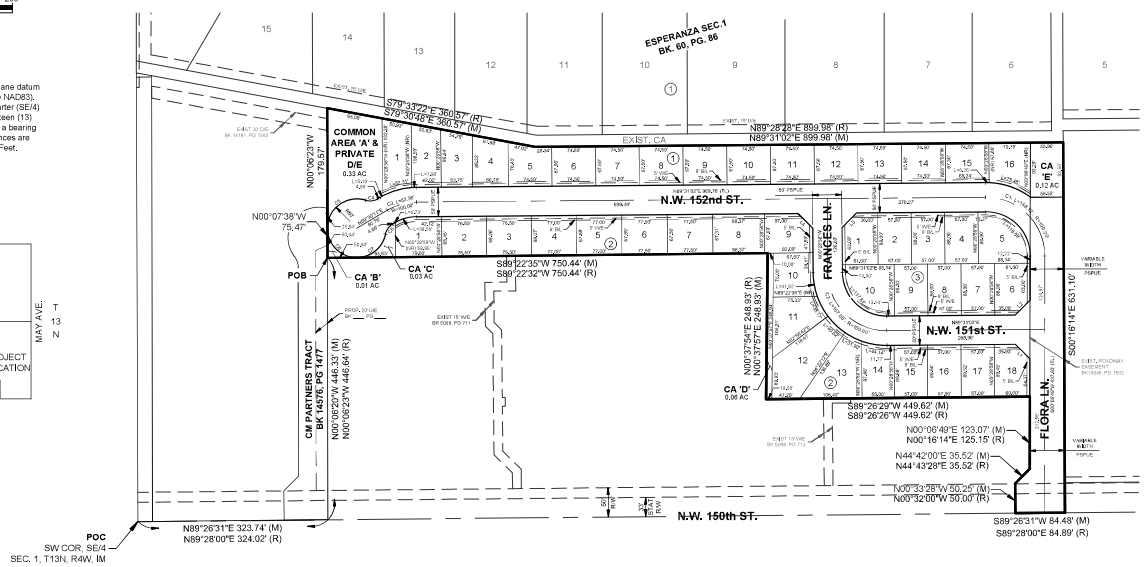
AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



BASIS OF BEARING
Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The South line of the Southeast Quarter (SE/4) of Section One (1), Township Thirteen (13) North, Range Four (4) West having a bearing of North 89°26'31" East, All Distances are grid distances in U.S. Survey Feet.



LOCATION MAP
SCALE: 1"=2000'



NOTES:

1. All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within ESPERANZA GARDENS.
2. Maintenance of all common areas and private drainage easements within ESPERANZA GARDENS 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.
3. All streets are private and shall be maintained by the Property Owners Association.

LEGEND:

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
STAT R/W = STATUTORY RIGHT OF WAY
LNA = LIMITS OF NO ACCESS
CA = COMMON AREA
(NR) = NOT RADIAL
(R) = RECORDED
(M) = MEASURED
(TL) = TOTAL LENGTH
B/L = BUILDING LIMIT LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D & U/E = DRAINAGE & UTILITY EASEMENT
W/E = EXCLUSIVE WATER LINE EASEMENT ONLY
PSPUE = PRIVATE STREET & PUBLIC UTILITY EASEMENT

TYPICAL SIGHT TRIANGLE

Line Table

Line #	Length	Direction
L1	35.17'	S45°11'04"E
L2	35.54'	S44°48'56"W
L3	35.36'	N44°31'02"E
L4	35.36'	S45°28'58"E

Curve Table

Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	158.12'	100.00'	101.05'	142.16'	S45°11'04"E	090°35'47"
C2	157.08'	100.00'	100.00'	141.42'	N45°28'58"W	090°00'00"
C3	52.38'	100.00'	26.81'	51.79'	N74°30'37"E	030°00'51"
C4	21.03'	25.00'	11.18'	20.41'	N83°35'53"E	048°11'23"
C5	94.09'	50.00'	68.59'	80.81'	N53°46'58"E	107°49'12"
C6	78.97'	50.00'	50.44'	71.02'	N45°22'32"W	090°29'47"
C7	68.12'	50.00'	40.53'	62.97'	S50°20'42"W	078°03'46"
C8	21.03'	25.00'	11.18'	20.41'	S35°24'30"W	048°11'23"

********** 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.

● 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 SHINER" UNLESS OTHERWISE NOTED

TOTAL NUMBER OF LOTS = 44

TOTAL COMMON AREA ACRES = 0.55 AC

FINAL PLAT
of
ESPERANZA GARDENS

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •

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