LEGAL DESCRIPTION

Being a tract of land lying in the Northwest Quarter (NW/4), of Section Ten (10), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the NE corner of said NW/4,

THENCE South 00°28'03" East along the East line of said NW1/4 a distance of 926.45 feet to the POINT OF BEGINNING;

THENCE continuing South 00°28'03" East along said East line a distance of 1713.66 feet to the Southeast corner of said NW1/4;

THENCE North 89°23'08" West along said South line a distance of 190.55 feet to a point on the permanent East right-of-way line of the John Kilpatrick Turnpike;

THENCE Northwesterly along said right-of-way line on a curve to the right having a chord bearing of North 16°47'59" West and a chord distance of 714.74 feet and having a radius of 1,865.00 feet an arc distance of 719.19 feet;

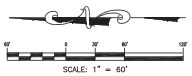
THENCE North 06°20'54"West along said right-of-way line a distance of 287.62 feet;

THENCE North 12°08'04" East along said right-of-way line a distance of 814.74 feet;

THENCE South 77°16'00" East a distance of 249.82 feet to the POINT OF BEGINNING.

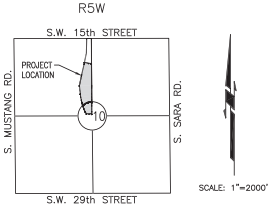
Said tract contains 13.54 Acres more or less.

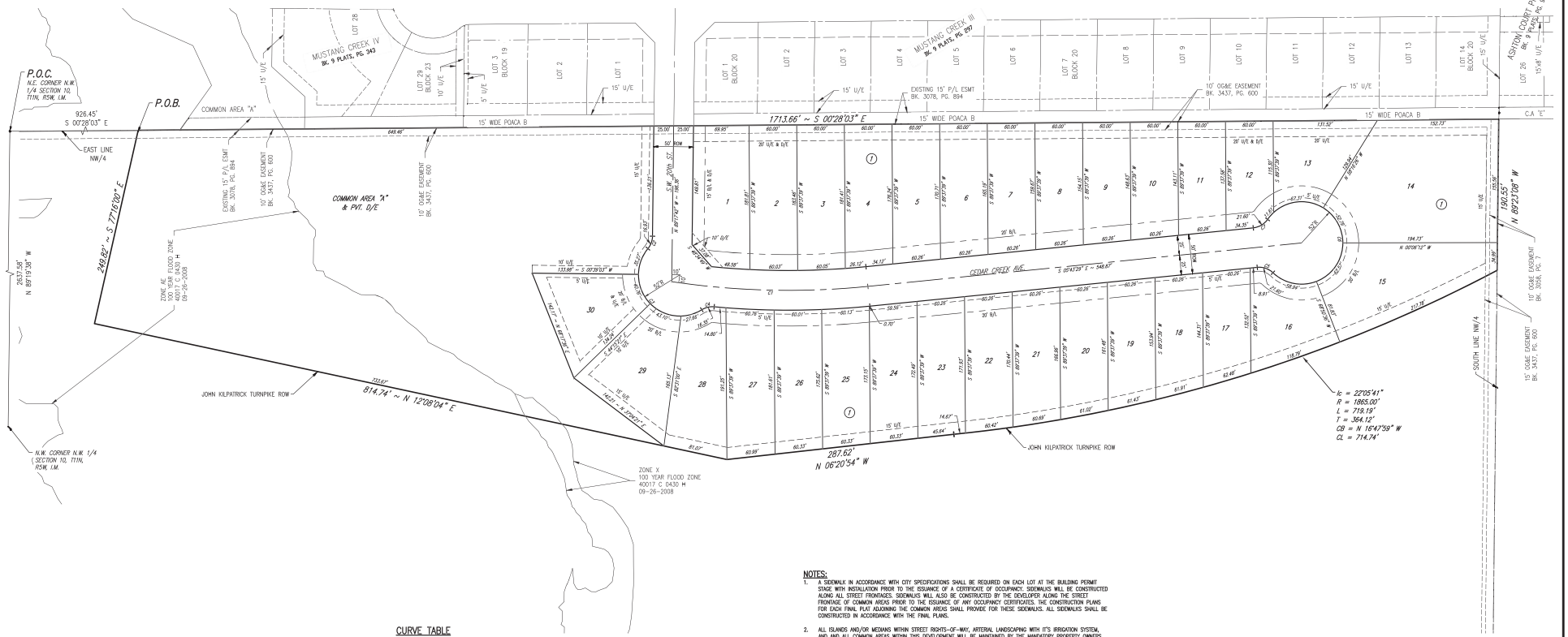
FINAL PLAT
RESERVE AT MUSTANG CREEK
A PART OF THE N.W. 1/4, SECTION 10, T11N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



The bearing of North 89°19'38" West as shown on the North line of Section 10 was used as the basis of bearing for this survey.

TOTAL LOTS
30





CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1000.00'	247.76'	247.13'	S 01°22'23" W	14°11'44"
C2	25.00'	16.83'	16.61'	S 69°53'23" E	38°34'19"
C3	52.00'	146.79'	102.68'	S 48°38'51" W	161°44'12"
C4	25.00'	16.35'	16.06'	N 13°39'01" W	37°28'28"
C5	25.00'	21.60'	20.94'	N 19°01'44" E	49°30'26"
C6	52.00'	253.23'	67.53'	N 84°16'31" E	278°00'53"
C7	25.00'	21.60'	20.94'	S 30°28'43" E	49°30'26"

NOTES:

1. A SIDEWALK IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE REQUIRED ON EACH LOT AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS WILL BE CONSTRUCTED ALONG ALL STREET FRONTAGES. SIDEWALKS WILL ALSO BE CONSTRUCTED BY THE DEVELOPER ALONG THE STREET FRONTAGE OF COMMON AREAS PRIOR TO THE ISSUANCE OF ANY OCCUPANCY CERTIFICATES. THE CONSTRUCTION PLANS FOR EACH FINAL PLAT ADJOINING THE COMMON AREAS SHALL PROVIDE FOR THESE SIDEWALKS. ALL SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS.
2. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY, ARTERIAL LANDSCAPING WITH IT'S IRRIGATION SYSTEM, AND AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE MANDATORY PROPERTY OWNERS ASSOCIATION OF ABBOTT LAKE ADDITION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE-RELATED COMMON AREAS. AMENITIES SHALL BE PROVIDED IN COMMON AREAS THAT DO NOT IMPEDE DRAINAGE FLOWS.
3. ALL RESIDENTIAL LOTS WITH GARAGE FRONTS THAT FACE THE STREET AND THAT LIE FORWARD OF THE MAIN FRONT WALL OF THE HOUSE WILL BE REQUIRED TO HAVE TWO 1-1/2 INCH CALIPER TREES OR ONE 3 INCH CALIPER TREE PLANTED IN THE FRONT YARD.
4. ALL R-1 LOTS HAVE A MINIMUM WIDTH OF 50' MEASURED AT THE FRONT BUILDING LINE.
5. A MANDATORY PROPERTY OWNER'S ASSOCIATION IS REQUIRED.
6. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.

SET 1/2" I.P. W/ 6333 C.A. CAP AT ALL PROPERTY CORNERS

C.A. = COMMON AREA
P/L/F E. = PEDESTRIAN, LANDSCAPE & FENCE EASEMENT
SSWR/E = SANITARY SEWER EASEMENT
PED./E = PEDESTRIAN EASEMENT
PVT. D/E = PRIVATE DRAINAGE EASEMENT
D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
-1000- = ADDRESS

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.

Date: November 6, 2023

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