

FINAL PLAT

SOMERS POINTE PHASE XIII

A PART OF THE N.E. 1/4, SECTION 6, T11N, R5W, I.M. AND OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

LEGAL DESCRIPTION

being a part of the N.E. 1/4, Section 6, T11N, R5W, I.M., Oklahoma City, Canadian County, Oklahoma and being more particularly described as follows:

COMMENCING at the Southwest corner of said N.E. 1/4; THENCE South 89°48'19" West along the South line of said N.E. 1/4 a distance of 1374.60' to the POINT OF BEGINNING, said point being the Southwest corner of said Block 36 of the said final plat of SOMERS POINTE PHASE XI; (as filed in Book 9 of Plats, Page 548-550);

THENCE South 89°48'19" West a distance of 604.44' to the Southwest corner of Lot 7, Block 36 of the said final plat of SOMERS POINTE PHASE XI; (as filed in Book 9 of Plats, Page 548-550); THENCE along the boundary of said final plat the following event (7) courses:

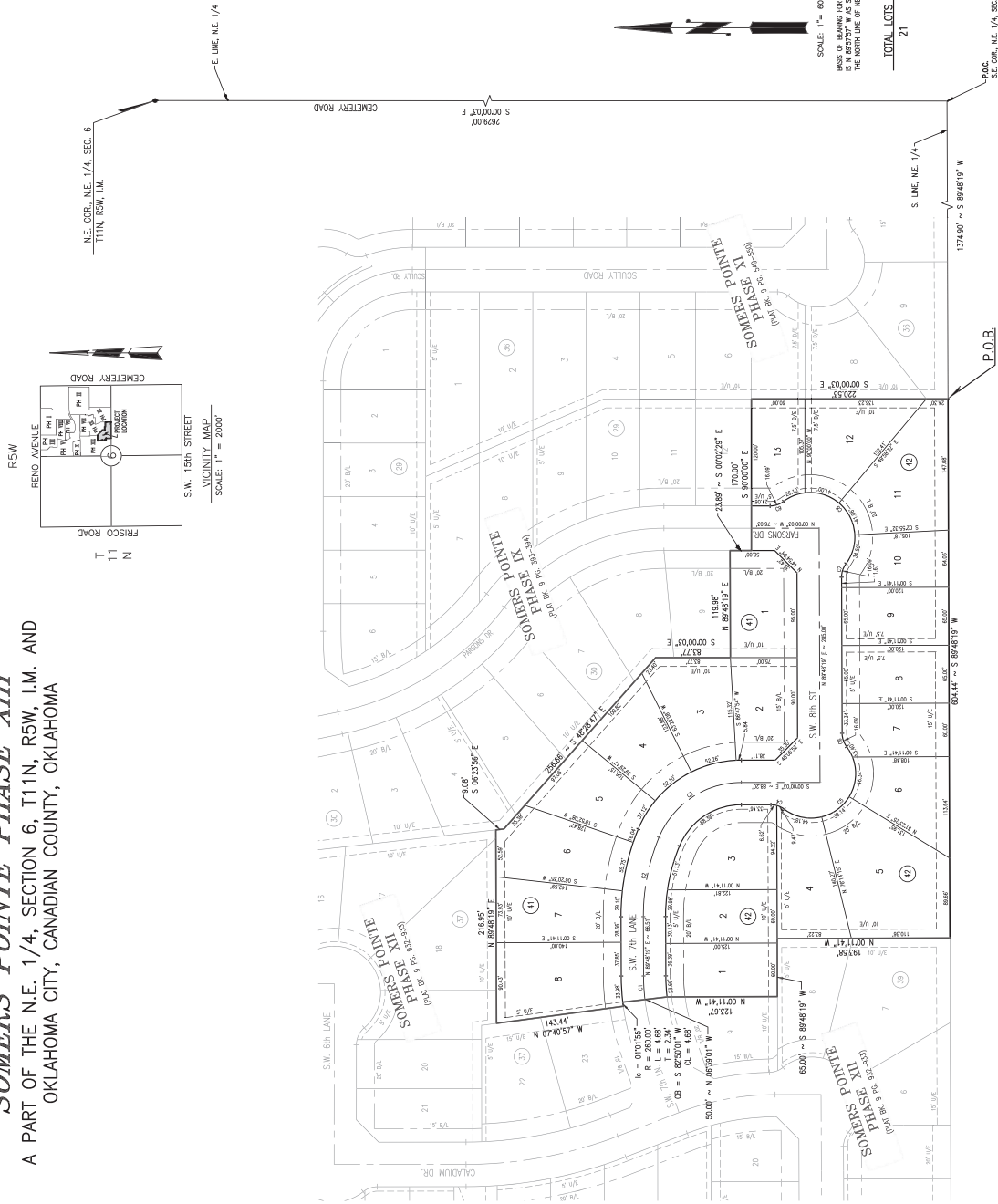
- 1) North 07°11'41" West a distance of 193.58 feet;
- 2) South 89°48'19" West a distance of 65.00 feet;
- 3) North 07°11'41" East a distance of 193.58 feet;
- 4) North 09°30'01" West a distance of 50.00 feet to a point on a non-tangent curve;
- 5) Around a curve to the left having a radius of 260.00 feet (said curve subtended by a chord which bears North 07°11'41" West a distance of 193.58 feet) and an arc length of 4.68 feet;
- 6) North 07°09'57" West a distance of 143.44 feet;
- 7) North 89°48'19" East a distance of 218.55 feet to a point on the West boundary line of the filed final plat of SOMERS POINTE PHASE IX; (as filed in Book 9 of Plats, Page 383-389);

THENCE along the boundary of said final plat the following six (6) courses:

- 1) South 09°23'50" East a distance of 9.08 feet;
- 2) South 48°28'47" East a distance of 226.66 feet;
- 3) North 09°23'50" West a distance of 9.08 feet;
- 4) North 89°48'19" East a distance of 113.98 feet;
- 5) South 00°02'29" East a distance of 23.89 feet;
- 6) North 09°23'50" West a distance of 226.66 feet to the Southwest corner of Lot 6, Block 36 of said final plat of SOMERS POINTE PHASE XI;

THENCE South 00°02'29" East along the West boundary line of said final plat a distance of 220.53 feet to the POINT OF BEGINNING.

Said tract contains 5.34 acres, more or less.



BENCHMARK: N.E. CORNER OF SEC. 6, T11N, R5W
ELEVATION = 1341.92

CURVE TABLE

CURVE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	193.58'	N 07°11'41" W	193.58'	N 07°11'41" W	193.58'
2	65.00'	S 89°48'19" W	65.00'	S 89°48'19" W	65.00'
3	193.58'	N 07°11'41" E	193.58'	N 07°11'41" E	193.58'
4	50.00'	N 09°30'01" W	50.00'	N 09°30'01" W	50.00'
5	193.58'	N 07°11'41" E	193.58'	N 07°11'41" E	193.58'
6	50.00'	N 09°30'01" W	50.00'	N 09°30'01" W	50.00'
7	143.44'	N 07°09'57" W	143.44'	N 07°09'57" W	143.44'
8	218.55'	N 89°48'19" E	218.55'	N 89°48'19" E	218.55'
9	9.08'	S 09°23'50" E	9.08'	S 09°23'50" E	9.08'
10	226.66'	S 48°28'47" E	226.66'	S 48°28'47" E	226.66'
11	9.08'	N 09°23'50" W	9.08'	N 09°23'50" W	9.08'
12	113.98'	N 89°48'19" E	113.98'	N 89°48'19" E	113.98'
13	23.89'	S 00°02'29" E	23.89'	S 00°02'29" E	23.89'
14	226.66'	N 09°23'50" W	226.66'	N 09°23'50" W	226.66'

- NOTES:
1. A SURVEY IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE REQUIRED ON EACH LOT WITHIN 90 DAYS OF THE DATE OF THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 2. ALL GRASSES AND/OR TREES WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN ALL PHASES OF SOMERS POINTE WILL BE MAINTAINED BY THE PROPERTY OWNERS OF SAID ADDITIONS.
 3. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN ANY PHASES OF SOMERS POINTE EXCEPT AS SHOWN, OR WITHIN ANY COMMON AREAS SHOWN.
 4. ONE 3" CALIBER TREE WILL BE PLANTED IN THE FRONT YARD OF EACH LOT WHERE THE CHORD BEARING AND DISTANCE ARE SHOWN. A RESIDENCE TOWARD THE STREET PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 5. UNLESS OTHERWISE NOTED, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.
 6. DIMENSIONS SHOWN HEREON BY SPECIFIC RECORDING DATA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEEMED AS A PART OF THE PLAT.

Dated: November 27, 2023
S.M.C. CONSULTING ENGINEERS, P.C.
815 W. Main Street
OKLAHOMA CITY, OKLAHOMA 73106
PH: (405) 232-7715
FAX: (405) 232-7716
E/MAIL: = ADDRESS

SOMERS POINTE PHASE XIII
FINAL PLAT SHEET 2 OF 2