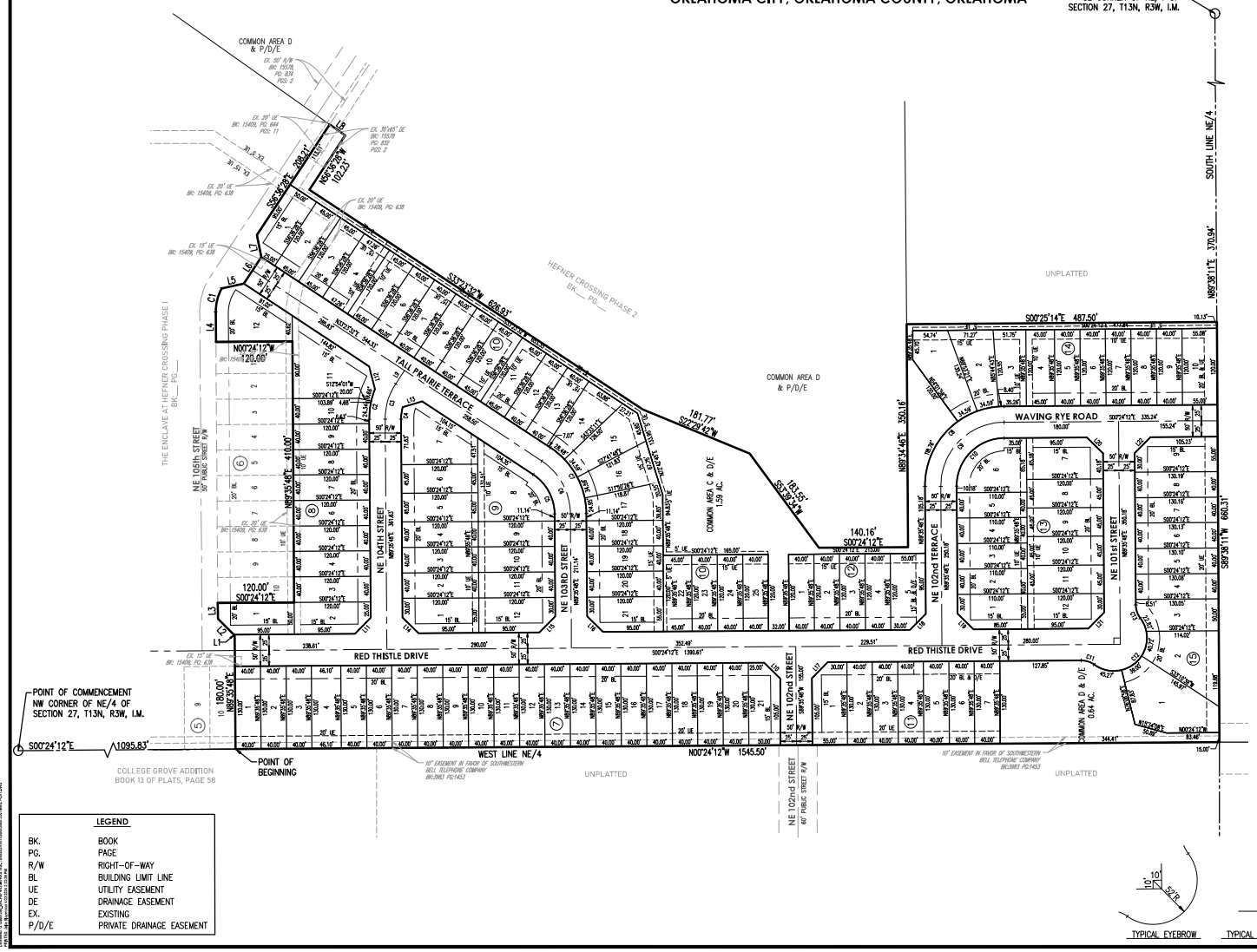
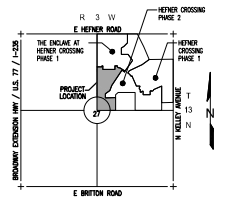
FINAL PLAT
OF
THE ENCLAVE AT HEFNER CROSSING PHASE 2
A PART OF THE NE/4 OF SECTION 27, T13N, R3W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



SCALE: 1" = 80'

GRAPHIC SCALE IN FEET
80 0 80

BASIS OF BEARING = WEST LINE OF THE NE/4 OF SECTION 27, T13N, R5W, I.M. (S00°24'12"E)



LOCATION MAP
SCALE: 1" = 2000'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1.39'	N00° 24' 12"W
L2	35.36'	N44° 35' 48"E
L3	25.00'	N89° 35' 48"E
L4	47.15'	N89° 35' 48"E
L5	35.22'	S11° 49' 47"E
L6	50.00'	S56° 36' 28"E
L7	35.36'	N78° 23' 32"E
L8	30.00'	S35° 15' 48"W
L9	25.00'	S56° 36' 28"E
L10	35.36'	N44° 35' 48"E
L11	35.36'	S45° 24' 12"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	37.08'	N70° 31' 22"E
L13	32.27'	N16° 24' 17"W
L14	35.36'	S44° 35' 48"W
L15	35.36'	S45° 24' 12"E
L16	35.36'	S44° 35' 48"W
L17	35.36'	N45° 24' 12"W
L18	35.36'	S45° 24' 12"E
L19	35.36'	S44° 35' 48"W
L20	35.36'	N44° 35' 48"E
L21	35.36'	S45° 24' 12"E
L22	35.36'	N45° 24' 12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	38.86'	75.00'	029°41'01"	S75° 33' 42"E	38.42'
C2	48.69'	125.00'	022°19'03"	N79° 14' 41"W	48.38'
C3	58.98'	100.00'	033°47'47"	N73° 30' 20"W	58.13'
C4	19.12'	75.00'	014°36'27"	N83° 05' 58"W	19.07'
C5	73.57'	75.00'	056°12'15"	N61° 29' 40"E	70.66'
C6	98.09'	100.00'	056°12'15"	N61° 29' 40"E	94.21'
C7	122.62'	125.00'	056°12'15"	N61° 29' 40"E	117.76'
C8	196.35'	125.00'	090°00'00"	N45° 24' 12"W	176.78'
C9	157.08'	100.00'	090°00'00"	N45° 24' 12"W	141.42'
C10	117.81'	75.00'	090°00'00"	N45° 24' 12"W	106.07'
C11	22.25'	35.00'	036°25'43"	N17° 48' 39"E	21.88'
C12	147.80'	52.00'	162°51'26"	S45° 24' 12"E	102.84'
C13	22.25'	35.00'	036°25'43"	S71° 22' 56"W	21.88'

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.

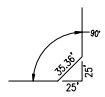
4. A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.

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.

LEGEND	
BK.	BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EX.	EXISTING
P/D/E	PRIVATE DRAINAGE EASEMENT

TYPICAL EYEBROW



TYPICAL BLOCK CORNER

FINAL PLAT
THE ENCLAVE AT HEFNER CROSSING PHASE 2

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Crafton Tull
architecture | engineering | surveying
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CERTIFICATE OF AUTHORIZATION CA 973 EXPIRES 6/30/2024

SHEET NO.: 2 OF 2
DATE: 04/26/2024
PROJECT NO.: 24601200