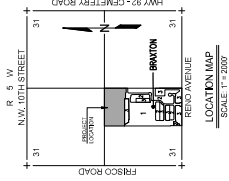


FINAL PLAT
OF

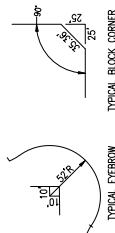
BRAXTON SECTION 4

A PART OF THE SW/4 OF SECTION 31, T12N, R5W, L1M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



SCALE: 1" = 60'
GRAPHIC SCALE IN FEET
BASIS OF BEARING = SOUTH LINE OF THE
SW/4 OF SECTION 31, T12N, R5W, L1M.
(S89°46'49" W)

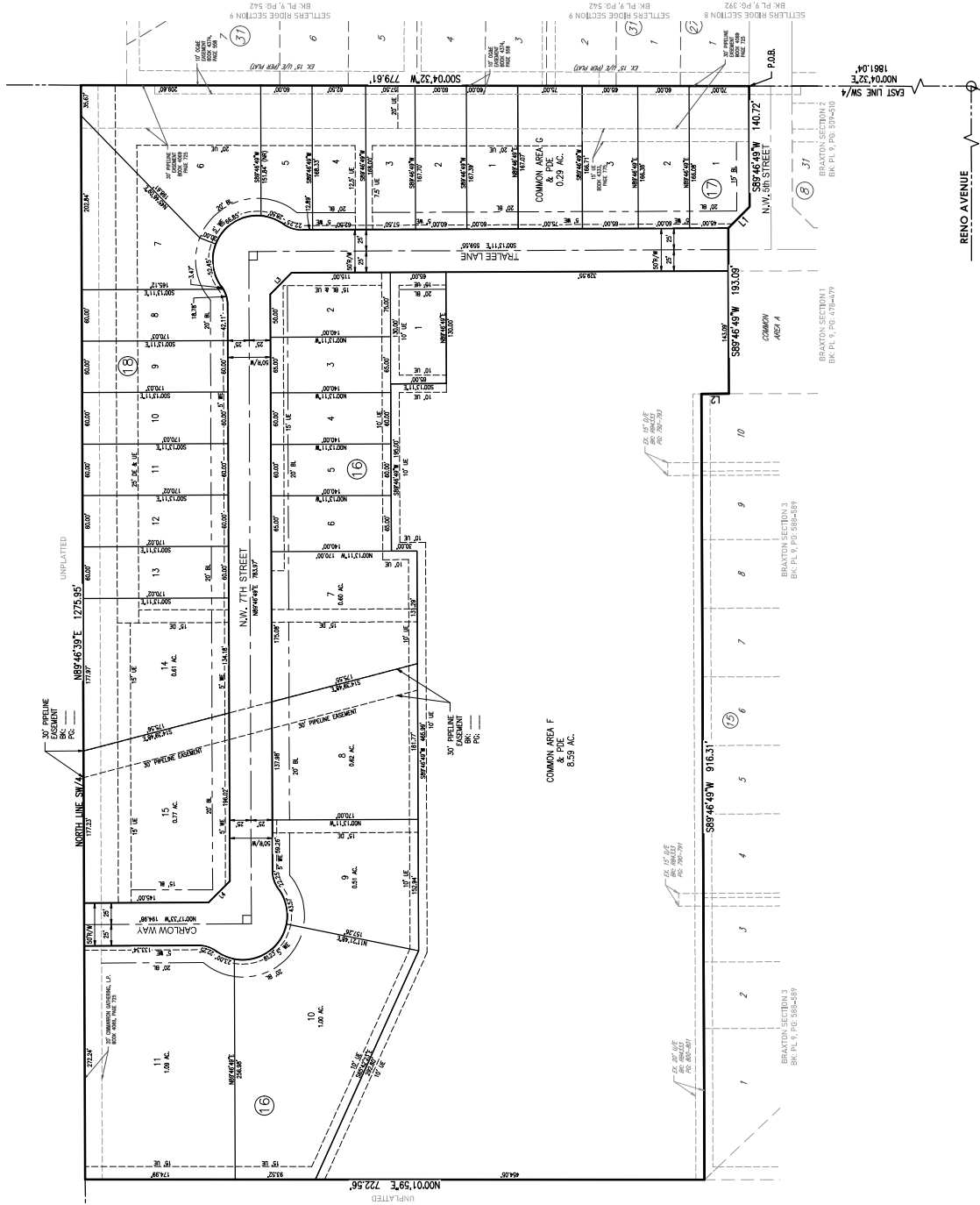
| LINE TABLE | |
|------------|--------|
| LINE # | LENGTH |
| 1 | 36.30' |
| 2 | 36.30' |
| 3 | 36.30' |
| 4 | 36.30' |



| LEGEND | |
|--------|---------------------|
| P.O.B. | POINT OF BEGINNING |
| EX. | EXISTING |
| R/W | RIGHT-OF-WAY |
| BL | BUILDING LIMIT LINE |
| UE | UTILITY EASEMENT |
| DE | DRAINAGE EASEMENT |
| PE | PRIVATE EASEMENT |
| PA | PARTIAL EASEMENT |
| C.A. | COMMON AREA |
| (ESMT) | EASEMENT |

NOTES

- This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying and is subject to the provisions of the Oklahoma Statutes, Title 11, Section 41-108 of the Oklahoma Statutes.
- Monuments shall be as follows: 3/4" iron rod with a Plastic Cap stamped "TCA 04013" for all Private Surveys or 3/4" iron rod with a Plastic Cap stamped "TCA 04013".
- Measurements of the Common Area and Easements in Public Right-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of materials, grading, fill, or other obstructions, other temporary or permanent shall be placed within the easement or right-of-way. The easement or right-of-way shall be maintained in a manner to meet the requirements specified above.
- A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk shall be constructed and maintained by the Property Owners and/or Property Owners Association. The sidewalk shall be constructed and maintained by the Property Owners and/or Property Owners Association. The sidewalk shall be constructed and maintained by the Property Owners and/or Property Owners Association.
- The 1/2 inch utility lines, or gas 3/4 inch utility lines, shall be placed in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.
- 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.



POINT OF COMMENCEMENT
SE CORNER OF SW/4 OF
SECTION 31, T12N, R5W, L1M

FINAL PLAT
BRAXTON SECTION 4



SHEET NO: 2 OF 2
DATE: 03/10/2025
PROJECT NO: 24607300