

# PRELIMINARY PLAT OF MUSTANG LAKE

A PART OF THE N/2 OF SECTION 24, T11N, R5W, L1M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



**LOT COUNT:**

SINGLE-FAMILY RESIDENTIAL	94 LOTS
SINGLE-FAMILY RESIDENTIAL	58.52 ACRES
RESIDENTIAL DENSITY	1.60 (DU/AC) - 0.62 (AC/DU)
MULTI-FAMILY	0 LOTS
MULTI-FAMILY	0 ACRES
COMMERCIAL	0 LOTS
COMMERCIAL	0 ACRES

- NOTES**
- MAINTENANCE OF THE COMMON AREAS AND ISLANDS/MEADOWS IN PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRASS, FILL, OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE AREAS SHOWN. CROWN IMPROVED TREES SHALL BE PLANTED TO MAINTAIN, RESTORE, PROTECT, AND SOAKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
  - A SEWERAGE SHALL BE REQUIRED ON EACH LOT AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
  - SEWERAGE ALONG COMMON AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ARTISAN, SEWERAGE WILL BE PROVIDED IN ACCORDANCE WITH SEWERAGE DRAINAGE.
  - IF THE GARAGE FRONT IS DESIGNED SO THAT THE GARAGE DOOR EXTENDS BEYOND THE FRONT WALL OF THE DWELLING, SCREENING WOULD BE PROVIDED BY PLANTING EITHER ONE (1) OR TWO (2) 1.5 INCH CALIPER TREES IN THE FRONT YARD, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE AFFECTED LOT.
  - ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLAT.
  - A MINIMUM .025 ACRES OF RECREATIONAL AREA AND FACILITIES SHALL BE PROVIDED BY THE DEVELOPER. THE RECREATIONAL FACILITIES SHALL INCLUDE PLAYGROUND EQUIPMENT AND PARK BENCHES.

**LEGAL DESCRIPTION**

A tract of land situated in the North Half (N/2) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Northeast corner of the Northeast Quarter (NE/4) of said N/2; thence S00°17'21"E along the East line of said NE/4 a distance of 124.74 feet; thence S89°02'00"W a distance of 30.00 feet to the POINT OF BEGINNING; thence

S04°29'54"W a distance of 119.74 feet; thence

S01°12'13"E a distance of 542.28 feet to a point on a non-tangent curve to the left; thence 1105.68 feet along the arc of said curve having a radius of 14395.00 feet, subtended by a chord of 1105.25 feet, while bearing S89°02'00"W; thence

N89°02'00"W a distance of 137.00 feet; thence

N89°02'00"W a distance of 142.84 feet; thence

N07°12'29"W a distance of 124.87 feet; thence

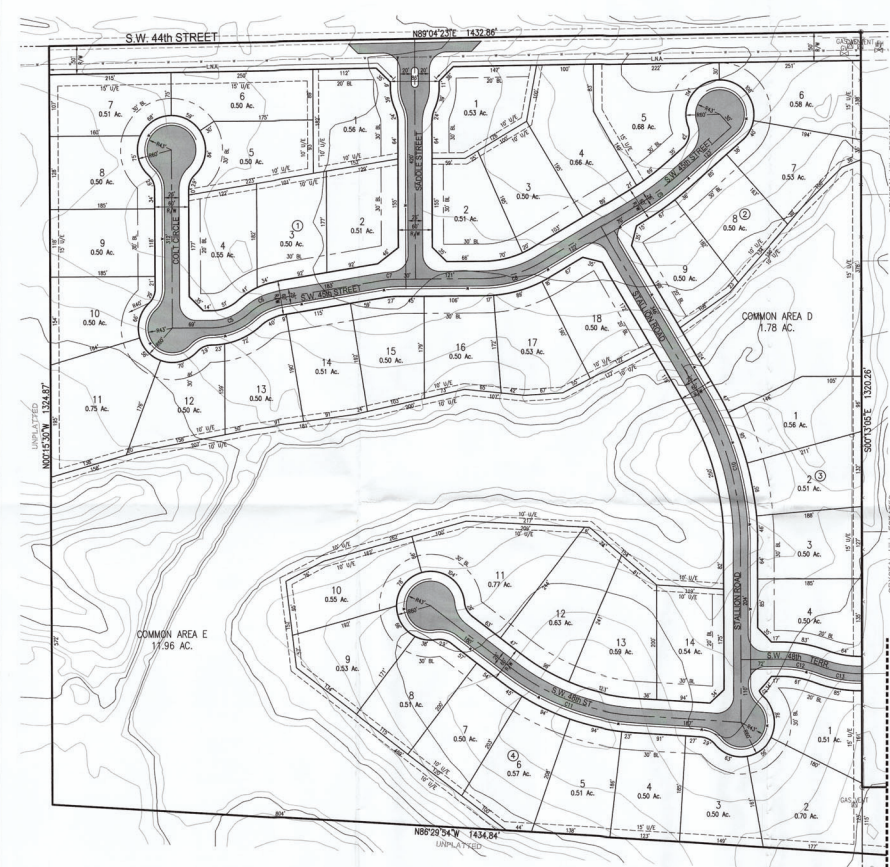
N09°02'12"E a distance of 142.84 feet; thence

S01°12'13"E a distance of 130.25 feet; thence

N89°02'00"W a distance of 230.25 feet to the POINT OF BEGINNING.

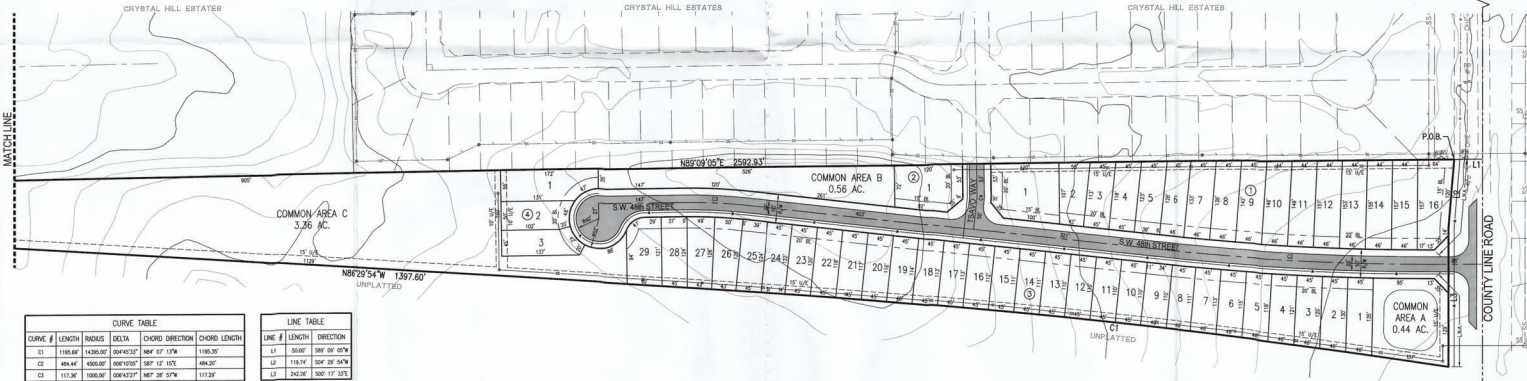
Said tract contains 2.48,814 Sq Ft or 56.52 Acres, more or less.

POINT OF COMMENCEMENT  
NE CORNER OF NE/4 OF  
SECTION 24, T11N, R5W, L1M.



**LEGEND**

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
L.N.A.	LIMITS OF NO ACCESS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
(REC.)	RECREATIONAL COMMON AREA
(DR.)	DRAINAGE RELATED COMMON AREA

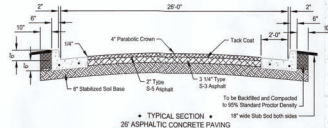


**CURVE TABLE**

CURVE #	LENGTH	BEGINNING	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	1105.68	S04°29'54"W	119.74	N07°12'29"E	1105.68
C2	484.47	S01°12'13"E	137.00	N09°02'12"E	484.47
C3	111.37	S01°12'13"E	142.84	N07°12'29"E	111.37
C4	11.82	S01°12'13"E	130.25	N09°02'12"E	11.82
C5	11.82	S01°12'13"E	130.25	N09°02'12"E	11.82
C6	11.82	S01°12'13"E	130.25	N09°02'12"E	11.82
C7	11.82	S01°12'13"E	130.25	N09°02'12"E	11.82
C8	11.82	S01°12'13"E	130.25	N09°02'12"E	11.82
C9	11.82	S01°12'13"E	130.25	N09°02'12"E	11.82
C10	11.82	S01°12'13"E	130.25	N09°02'12"E	11.82
C11	11.82	S01°12'13"E	130.25	N09°02'12"E	11.82
C12	11.82	S01°12'13"E	130.25	N09°02'12"E	11.82
C13	11.82	S01°12'13"E	130.25	N09°02'12"E	11.82

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	50.00	S01°12'13"E
L2	119.74	S01°12'13"E
L3	242.84	S01°12'13"E



**COMMON AREAS:**

C/A "A"	0.44 ACRES
C/A "B" (REC.)	0.56 ACRES
C/A "C"	3.36 ACRES
C/A "D"	1.78 ACRES
C/A "E"	11.96 ACRES
<b>TOTAL C/A (SITE)</b>	<b>18.10 ACRES</b>

**PROJECT OWNER AND DEVELOPER:**  
MIDWEST 80, LLC  
P.O. BOX 30057  
EDMOND, OK 73003  
PH: 405.509.6795

**PRELIMINARY PLAT - MUSTANG LAKE**

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**SHEET NO. 1 OF 1**  
**DATE: 08/13/21**  
**PROJECT NO. 21610900**