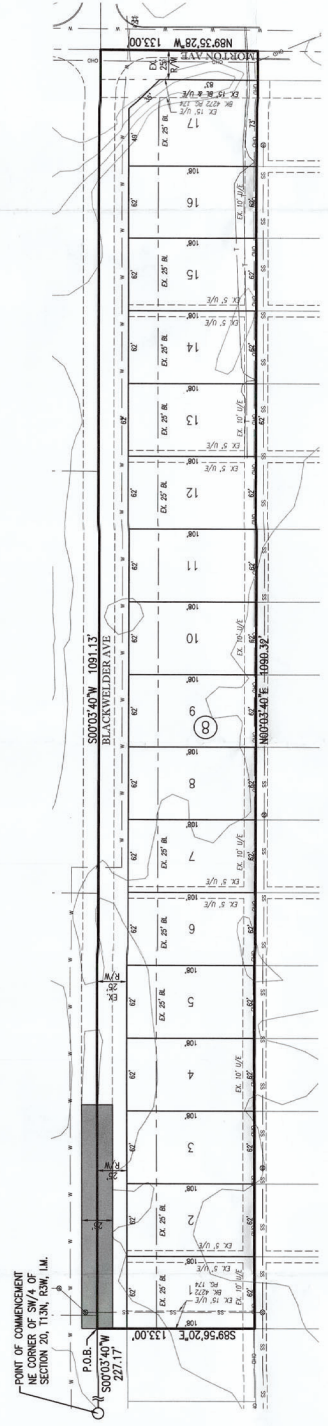
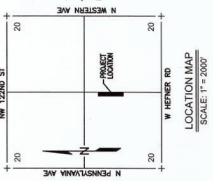




SCALE 1" = 50'  
GRAPHIC SCALE IN FEET  
0 50

PRELIMINARY PLAT  
OF  
**BEL-AIR PARK**  
**SECTION 3**

A PART OF THE SW/4 OF SECTION 20, T13N, R3W, I.M.  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



**LEGEND**

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
EX. P.B.	EXISTING POINT OF BEGINNING
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

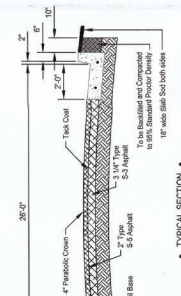
**LEGAL DESCRIPTION**  
A certain portion of the Southwest Quarter (SW/4) of Section Twenty (20), Township Thirteen North (T13N), Range Three West (R3W) of the Indian Meridian (I.M.) in Oklahoma County, Oklahoma, being more particularly described as follows:  
  
COMMENCING at the Northeast corner of said SW/4, thence  
S 00° 03' 40" W a distance of 227.17 feet to the POINT OF BEGINNING, thence  
S 00° 03' 40" W a distance of 1091.13 feet, thence  
N 89° 25' 28" W a distance of 133.00 feet, thence  
N 00° 03' 40" E a distance of 1090.32 feet, thence  
S 89° 25' 28" E a distance of 133.00 feet to the POINT OF BEGINNING.  
  
Said tract contains 145,000 Sq. Ft. or 3.33 Acres, more or less.

- NOTES**
1. MAINTENANCE OF THE COMMON AREAS AND ISLANDS/MEANS IN PUBLIC ACCESS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE ASSOCIATION, NO STRUCTURE, EASEMENT OF ANY KIND, OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED ON OR ACROSS ANY COMMON AREA OR ISLAND/MEAN. THE ASSOCIATION SHALL BE PERMITTED TO MAINTAIN, REPAIR, REPLACE, AND DOORS SHALL BE PERMITTED TO BE INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED HEREIN.
  2. A SEWERAGE SYSTEM SHALL BE INSTALLED AND MUST BE INSTALLED PRIOR TO THE ESCALATION OF AN OCCUPANCY PERMIT.
  3. SEWERAGE ALONG COMMON AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE INSTALLED PRIOR TO THE ESCALATION OF ANY OCCUPANCY PERMIT. SEWERAGE SHALL BE PROVIDED IN ACCORDANCE WITH SIDEWALK OBSTRUCTIONS.
  4. IF THE GARAGE FRONT IS DESIGNED AS PART OF THE GARAGE, SHALL BE PROVIDED BEHIND THE FRONT WALL OF THE DWELLING. SEWERAGE SHALL BE PROVIDED BY PLANTING EITHER ONE 2 INCH CALIPER DECIDUOUS TREE OR TWO 1.5 INCH CALIPER EVERGREEN TREES TO THE GARAGE OF A CERTIFICATE OF OCCUPANCY FOR THE AFFECTED LOT.
  5. ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS.

**LOT COUNT:**

17 LOTS
3.33 ACRES
0.00 (AC./DU)
0.00 (AC./DU)
0 LOTS
0 ACRES
0 LOTS
0 ACRES
0 LOTS
0 ACRES

**PROJECT OWNER AND DEVELOPER:**  
RAM DAM DEVELOPMENT, LLC  
6025 NW 23RD STREET  
OKLAHOMA CITY, OK  
73127  
PH: 405.794.3885



**TYPICAL SECTION OF PAVING**  
20' 40' (STABILIZED SOIL BASE)

**PRELIMINARY PLAT**  
BEL-AIR PARK SECTION 3

**Crafton Tull**  
CONSULTING ENGINEERING & SURVEYING  
4025 NW 23RD STREET  
OKLAHOMA CITY, OK 73127  
www.craftontull.com

SHEET NO.: 1 of 1  
DATE: 09/30/21  
PROJECT NO.: 18604300