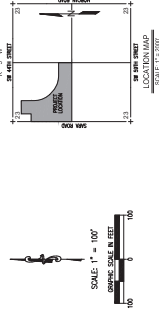


## PRELIMINARY PLAT

POINT OF COMMENCEMENT  
NW CORNER OF NW/4 OF  
SECTION 23, T11N, R5W, L.M.



CURVE #	CURVE TABLE			CHORD LENGTH
	LENGTH	DELTA	CHORD DIRECTION	
C1	10.019	13.850	80° 34' 42"	19.847
C2	8.337	30.117	107° 04' 18"	32.57
C3	43.267	107.714	80° 17' 18"	48.257
C4	18.667	162.509	107° 04' 18"	13.647
C5	8.144	162.509	107° 04' 18"	86.537
C6	43.417	107.714	80° 17' 18"	42.537
C7	43.467	107.714	80° 17' 18"	62.537
C8	59.157	107.714	80° 17' 18"	54.897
C9	48.227	100.007	107° 34' 42"	48.227
C10	54.537	100.007	107° 34' 42"	54.537
C11	108.847	162.509	80° 34' 42"	118.47
C12	140.467	107.714	80° 17' 18"	139.47
C13	42.567	107.714	80° 17' 18"	71.97

COMMON AREAS:	
C/A "A"	0.62 ACRES
C/A "B" (REC.)	0.60 ACRES
C/A "C"	0.54 ACRES
C/A "D"	1.04 ACRES
TOTAL C/A (SITE)	
	3.00 ACRES

LOT/COUNT:	285 LOTS
SINGLE-FAMILY RESIDENTIAL	72.85 ACRES
SINGLE-FAMILY RESIDENTIAL	3.64 (DU/AC.) - 0.27 (AC/DU)
RESIDENTIAL DENSITY	0 LOT
MULTI-FAMILY	0 ACRES
COMMERCIAL	0 ACRES
COMMERCIAL	0 ACRES

NOTES

1. MAINTENANCE OF THE COMMON AREAS AND SUBDIVISIONS IN FINE CONDITION. THE COMMON AREAS SHALL BE MAINTAINED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF DEBRIS, WEEDS, AND STRUCTURES, EXCESSIVE OF GRASS, TREES, OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF THE COMMON AREAS SHALL BE PROVIDED BY THE COMMON OWNERS AS PART OF THE MAINTENANCE OF THE COMMON AREAS. THE COMMON OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS. THE COMMON OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS.
2. A SEWERAGE SHALL BE REQUIRED ON EACH LOT TO BE WASTED PROPER TO THE SEWAGE AS AN OCCUPANT PREMISE.
3. THE COMMON AREAS SHALL BE MAINTAINED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF DEBRIS, WEEDS, AND STRUCTURES, EXCESSIVE OF GRASS, TREES, OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF THE COMMON AREAS SHALL BE PROVIDED BY THE COMMON OWNERS AS PART OF THE MAINTENANCE OF THE COMMON AREAS. THE COMMON OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS.
4. THE COMMON AREAS SHALL BE MAINTAINED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF DEBRIS, WEEDS, AND STRUCTURES, EXCESSIVE OF GRASS, TREES, OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF THE COMMON AREAS SHALL BE PROVIDED BY THE COMMON OWNERS AS PART OF THE MAINTENANCE OF THE COMMON AREAS. THE COMMON OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS.
5. THE COMMON AREAS SHALL BE MAINTAINED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF DEBRIS, WEEDS, AND STRUCTURES, EXCESSIVE OF GRASS, TREES, OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF THE COMMON AREAS SHALL BE PROVIDED BY THE COMMON OWNERS AS PART OF THE MAINTENANCE OF THE COMMON AREAS. THE COMMON OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS.

## LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-Three (23), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, being more particularly described by

COMMENCING at the Northwest corner of said NW/4; thence S00°15'32"E. along the West Line of said NW/4 a distance of 850.12 feet to the POINT OF BEGINNING; thence

N69°45'51"	0 distance	350.00 feet	thence
N00°11'52"W	0 distance	433.39 feet	thence
N69°40'01"	0 distance	550.00 feet	thence
S00°11'52"E	0 distance	578.29 feet	thence
S00°11'52"E	0 distance	578.29 feet	thence
S19°29'45"E	0 distance	181.25 feet	thence
S20°29'29"E	0 distance	181.00 feet	thence
S37°10'13"E	0 distance	156.88 feet	thence
S46°10'07"E	0 distance	300.40 feet	thence
S61°29'25"E	0 distance	255.44 feet	thence
S70°05'51"E	0 distance	184.00 feet	thence
S84°42'54"E	0 distance	181.43 feet	thence

S071612T along said East line a distance of 580.01 feet to the Southwest corner of said NW/4, thence S89°56'41"E a distance of 632.27 feet to a point on the East line of 9300 NW/4, thence S09°56'41"E a distance of 632.27 feet to a point on the East line of 9300 NW/4, thence S071612T along said East line a distance of 580.01 feet to the Southwest corner of said NW/4, thence S89°56'41"E along the South line of said NW/4 a distance of 2635.89 feet to the Northeast corner of said NW/4, thence N00°11'52"W along the West line of said NW/4 a distance of 1798.46 feet to the POINT OF BEGINNING.

Said tract contains 3,173.285 Sq Ft or 72.85 Acres, more or less.

PRELIMINARY PLAT - CANYON RIDGE ESTATES

300 Points a Point with Good Value, California 2020

**Crafton Tull**  
architectural engineering surveying  
410.361.6261 45519 AZA1

SHEET NO.: 1 of 1  
DATE: 11/11/21

www.cip-official.com PROJECT NO.: 21614900

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 103–110

PROJECT OWNER AND DEVELOPER

A & T DEVELOPMENT, INC.  
2701 SW 138TH STREET  
OKLAHOMA CITY, OK  
73170

PH: 408 314 7508

0000000000

---

SCALE: 1" = 100'

GRAPHIC SCALE IN FEET

100 0 100

A north arrow pointing towards the top of the page.

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

1000000

---