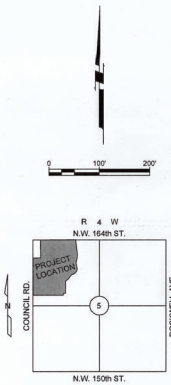
PRELIMINARY PLAT

of

CYPRESS PLAINS

BEING A PART OF THE NW/4, SEC. 5, T13N, R4W, I.M.

AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

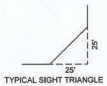


LOCATION MAP

SCALE: 1"=2000'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY
STAT. R/W = STATUTORY RIGHT OF WAY
L.N.A. = LIMITS OF NO ACCESS
C.A.= COMMON AREA
Bfigure = BUILDING LIMIT LINE
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
D & U/E = DRAINAGE & UTILITY EASEMENT
PSPUE= PRIVATE STREET & PUBLIC UTILITY EASEMENT



TYPICAL SIGHT TRIANGLE

NOTES:

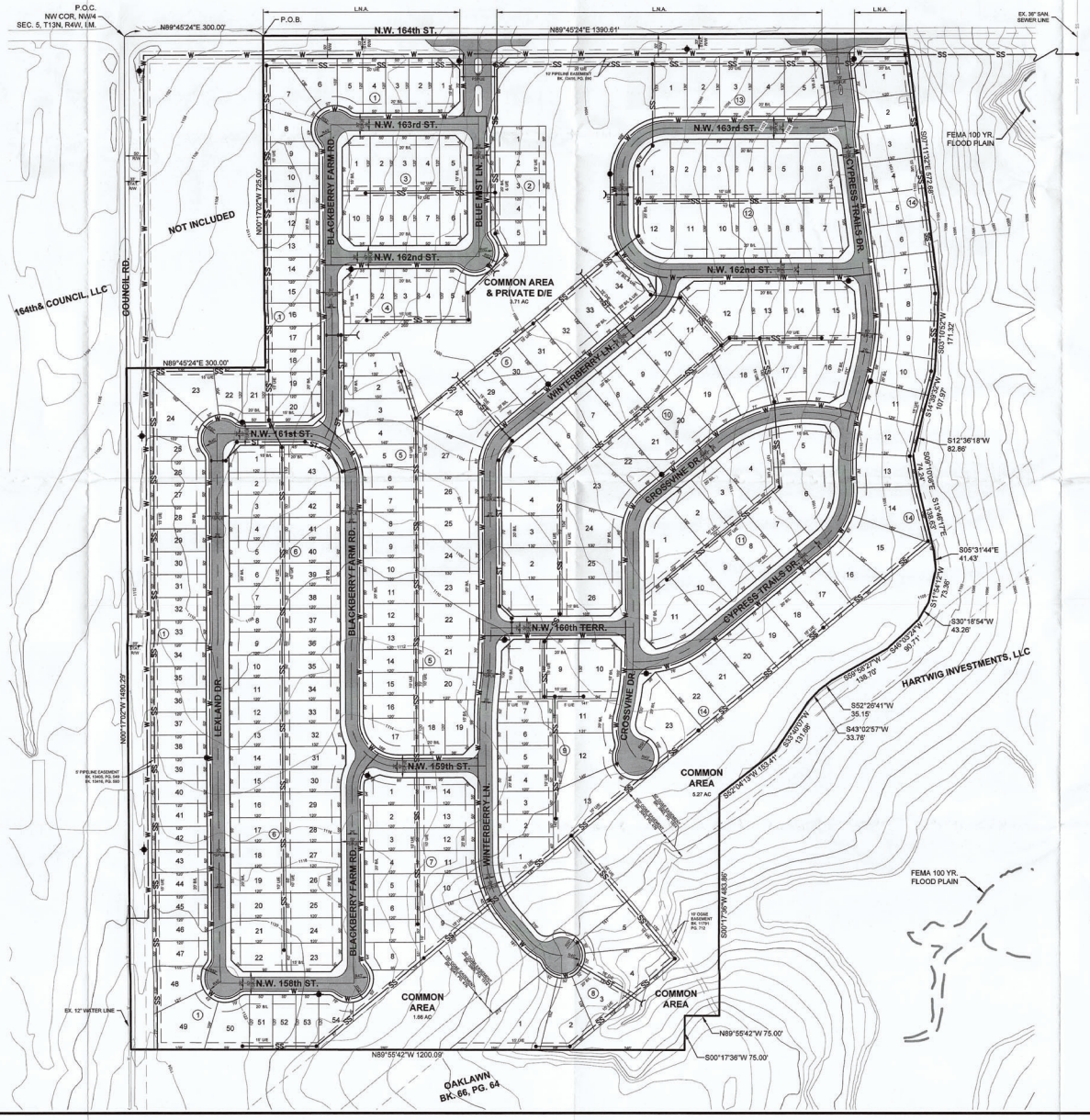
1. All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within CYPRESS PLAINS.
2. Maintenance of all common areas and private drainage easements within CYPRESS PLAINS shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements 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.
3. All streets are public with the exception of Blue Mist Lane, Blackberry Farm Road, Lexland Drive, N.W. 159th Street and the west sides of N.W. 162nd Street and N.W. 163rd Street. These streets will be shown as private on subsequent final plats and these streets will be maintained by the Property Owners Association. All other streets will be public and dedicated to the City of Oklahoma City.

OWNER / DEVELOPER

IDEAL HOMES
1320 N. PORTER AVE.
NORMAN, OK 73071

ENGINEER

JOHNSON & ASSOCIATES, INC.
1 E. SHERIDAN AVE., SUITE 200
OKLAHOMA CITY, OKLAHOMA 73104
(405) 235-8075



LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE North 89°45'24" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 300.00 feet to the POINT OF BEGINNING;

THENCE continuing North 89°45'24" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 1,390.61 feet;

THENCE South 07°11'32" East, departing said North line, a distance of 572.68 feet;

THENCE South 03°10'52" West, a distance of 171.32 feet;

THENCE South 14°39'32" West, a distance of 107.97 feet;

THENCE South 12°36'18" West, a distance of 82.86 feet;

THENCE South 09°10'08" East, a distance of 74.24 feet;

THENCE South 13°46'17" East, a distance of 138.63 feet;

THENCE South 05°31'44" East, a distance of 41.43 feet;

THENCE South 11°54'12" West, a distance of 73.36 feet;

THENCE South 30°18'54" West, a distance of 43.26 feet;

THENCE South 46°03'24" West, a distance of 90.71 feet;

THENCE South 59°58'27" West, a distance of 138.70 feet;

THENCE South 52°26'41" West, a distance of 35.15 feet;

THENCE South 43°02'57" West, a distance of 33.76 feet;

THENCE South 33°40'07" West, a distance of 131.68 feet;

THENCE South 52°04'13" West, a distance of 153.41 feet;

THENCE South 00°17'36" West, a distance of 483.86 feet to a point on the North line of the recorded plat OAKLAWN ADDITION;

THENCE along and with the North line of said OAKLAWN ADDITION the following three (3) calls:

1. North 89°55'42" West, a distance of 75.00 feet;
2. South 00°17'36" West, a distance of 75.00 feet;
3. North 89°55'42" West, a distance of 1,200.09 feet to a point on the West line of said Northwest Quarter (NW/4);

THENCE North 00°17'02" West, along and with the West line of said Northwest Quarter (NW/4), a distance of 1,490.29 feet;

THENCE North 89°45'24" East, departing said West line, a distance of 300.00 feet;

THENCE North 00°17'02" West, a distance of 725.00 feet to the POINT OF BEGINNING.

Containing 3,272,892 square feet or 75.1353 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

Original Benchmark:
Source: City of Oklahoma City GPS Datum
Horizontal Datum: NAD83\CORS 96; NSRS 2007
Vertical Datum: NAVD88; GEOD 03

Benchmark #	333
Northing:	232671.453
Easting:	2079857.479
Elevation:	1108.545
Description:	Approx. 1350 feet West of the centerline of MacArthur Boulevard and 18 feet North of the centerline of N.W. 164th Street
Object:	CKC 2" Diameter Aluminum Cap

UTILITY LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- ST — PROPOSED STORM SEWER LINE
- PROPOSED FIRE HYDRANT

TOTAL ACRES = 75.1353 AC

TOTAL UNITS = 260

PRELIMINARY PLAT

of

CYPRESS PLAINS

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1464 Exp. Date: 06-30-2023
• ENGINEERS • SURVEYORS • PLANNERS •

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