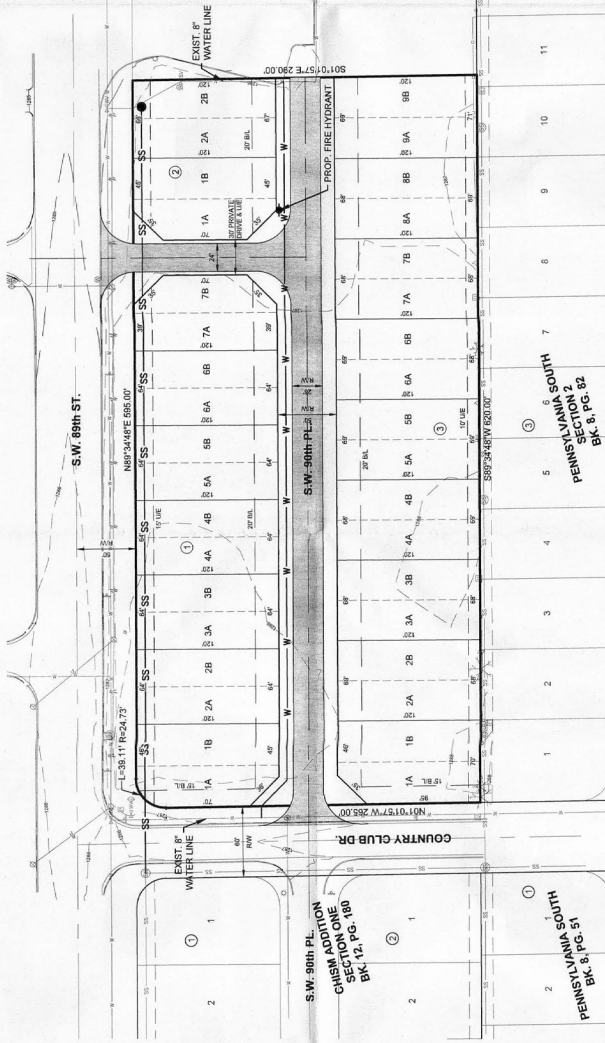
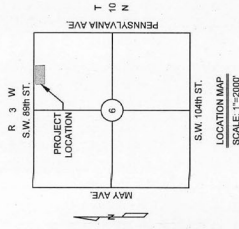


# PRELIMINARY PLAT of

## GREYSTONE

BEING A REPLAT OF LOT B OF PENNSYLVANIA SOUTH, SECTION 2  
A PART OF THE NE/4, SEC. 6, T10N, R3W, I.M.  
AN ADDITION TO CLEVELAND COUNTY, OKLAHOMA



**LEGAL DESCRIPTION**  
Lot B, less and except the East 270 feet thereof, in Block Three (3), of  
PENNSYLVANIA SOUTH ADDITION, SECTION 2, to Oklahoma City, Cleveland  
County, Oklahoma, as shown by the recorded plat thereof.

**Original Benchmark:**  
Source: City of Oklahoma City GPS Station: Oklahoma North Zone  
Vertical Datum: NAVD83 GEOID 03

**Benchmark #**  
142880.226  
Easting: 2599186.071  
Northing: 173587.65  
Description: Approximately 20' North of the CL of SW 74th St. at  
775 West of the CL of an apartment driveway.  
Object: OKC 2" Diameter Aluminum Cap

**Benchmarks by Johnson & Associates**  
Set On/around Site:

**Benchmark #**  
400  
Easting: 2101545.35  
Northing: 173587.65  
Description: Approximately 20' South of the CL of SW 74th St. at  
775 West of the CL of an apartment driveway.  
Object: OKC 2" Diameter Aluminum Cap

**Benchmark #**  
401  
Easting: 2101545.35  
Northing: 173587.65  
Description: Approximately 400' East of the CL of Country Club Dr. on  
the South curb SW 88th St and North of a 40' MPT sign.

**Benchmark #**  
402  
Easting: 2101545.35  
Northing: 173587.65  
Description: Approximately 210' South of the CL of SW 88th St. 675'  
East of the CL of Country Club Dr. on the SW corner of  
MAG Nail with J&A Control Shiner

**Benchmark #**  
403  
Easting: 2101545.35  
Northing: 173587.65  
Description: Approximately 210' South of the CL of SW 88th St. 675'  
East of the CL of Country Club Dr. on the SW corner of  
MAG Nail with J&A Control Shiner

**LEGEND:**  
P.O.C. = POINT OF COMMENCEMENT  
C.O.B. = CORNER OF BEGINNING  
STAT. RW = STATUTORY RIGHT OF WAY  
L.V.A. = LIMITS OF NO ACCESS  
C.A. = CORNER OF ACCESS  
B.L. = BUILDING LIMIT LINE  
U.E. = UTILITY EASEMENT  
D & U.E. = DRAINAGE & UTILITY EASEMENT  
P.E.P.U.E. = PRIVATE STREET & PUBLIC UTILITY EASEMENT

**UTILITY LEGEND**  
— EXISTING WATER LINE  
— EXISTING SANITARY SEWER LINE  
— PROPOSED WATER LINE  
— PROPOSED SANITARY SEWER LINE  
— PROPOSED STORM SEWER LINE  
— PROPOSED FIRE HYDRANT

TYPICAL SIGHT TRIANGLE

### NOTES

- All standards within street right-of-way, and adjacent to the same, shall be maintained by the Property Owners Association within GREYSTONE.
- Maintenance of all existing areas and private drainage easements within GREYSTONE shall be the responsibility of the Property Owners Association. No structures, storage, fences, walls, grading, or other obstructions, including blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common area or private drainage easement. Certain amenities such as, but not limited to, walks, benches, picnic tables, and other amenities shall be installed in a manner to meet the requirements specified above.

**OWNER / DEVELOPER**  
GREYSTONE LAND LIMITED PARTNERSHIP  
2300 S.W. 89th ST., STE. A  
OKLAHOMA CITY, OK 73159  
(405) 691-8797

**ENGINEER**  
JOHNSON & ASSOCIATES, INC.  
1 E. SHERIDAN AVE., SUITE 200  
OKLAHOMA CITY, OKLAHOMA 73104  
(405) 235-6075

TOTAL ACRES = 4.1243  
TOTAL UNITS = 35

PRELIMINARY PLAT  
of

GREYSTONE

Johnson & Associates, Inc.  
1 E. Sheridan Ave., Suite 200  
OKLAHOMA CITY, OK 73104  
(405) 235-6075 Fax: (405) 235-6075  
www.ja-inc.com  
Certified Professional Engineer - Exp. Date 06-30-2027



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NOT TO SCALE - SEE LEGEND FOR DETAILS