PRELIMINARY PLAT
OF
MORGAN GLEN
A PART OF THE SE/4 OF SECTION 14, T11N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

SCALE: 1" = 100'
GRAPHIC SCALE IN FEET

LOCATION MAP
SCALE: 1" = 2000'

C-7283

PROJECT OWNER AND DEVELOPER:
ASCEND DEVELOPMENT GROUP
DAVIN@77COMPANIES.COM

COMMON AREAS:

C/A 'A'	1.59 ACRES
C/A 'B'	1.02 ACRES
C/A 'C'	6.51 ACRES
C/A 'D'	2.62 ACRES
C/A 'E'	11.19 ACRES
TOTAL C/A (SITE)	22.93 ACRES

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

LOT COUNT:

SINGLE-FAMILY RESIDENTIAL	269 LOTS
SINGLE-FAMILY RESIDENTIAL	54.00 ACRES
RESIDENTIAL DENSITY	4.98 (DU/AC.) - 0.20 (AC./DU)
MULTI-FAMILY	0 LOT
MULTI-FAMILY	0 ACRES
COMMERCIAL	0 LOT
COMMERCIAL	0 ACRES

LEGAL DESCRIPTION

A tract of land situate in the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven North (T-11-N), Range Five West (R-5-W), of the Indian Meridian (I.M.), City of Oklahoma City, Candian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4; thence
N 89° 50' 56" W along the South line of said SE/4 a distance of 890.83 feet to the POINT OF BEGINNING; thence

N 89° 47' 43" W a distance of 241.61 feet; thence
N 00° 00' 00" E a distance of 483.49 feet; thence
N 90° 00' 00" W a distance of 270.56 feet; thence
S 00° 00' 00" W a distance of 482.62 feet; thence
N 89° 52' 34" W a distance of 798.46 feet; thence
N 00° 12' 48" W a distance of 2640.11 feet; thence
S 89° 50' 35" E a distance of 1327.41 feet; thence
S 00° 09' 04" W a distance of 2639.92 feet to the POINT OF BEGINNING.

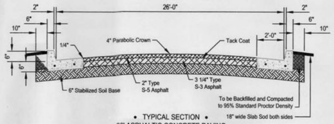
Said tract contains 3,351,247 Sq Ft or 76.93 Acres, more or less.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	36.10'	100.00'	020°41'09"	S10° 11' 31"E	35.91'
C2	121.24'	100.00'	069°27'55"	S55° 16' 02"E	113.95'
C3	66.56'	100.00'	038°08'01"	N19° 13' 04"E	65.33'
C4	44.68'	100.00'	025°35'55"	N12° 47' 57"E	44.31'
C5	44.68'	100.00'	025°35'55"	S77° 12' 03"E	44.31'
C6	112.02'	100.00'	064°10'56"	N32° 18' 37"W	106.25'
C7	40.21'	90.00'	025°35'55"	S77° 12' 03"E	39.88'
C8	68.56'	100.00'	039°16'57"	N19° 29' 25"W	67.23'
C9	44.68'	100.00'	025°35'55"	N12° 47' 57"E	44.31'
C10	68.30'	100.00'	039°07'53"	N19° 33' 56"W	66.98'
C11	157.08'	100.00'	090°00'00"	N45° 00' 00"W	141.42'
C12	156.70'	100.00'	089°46'51"	N45° 06' 34"W	141.15'
C13	86.18'	100.00'	049°22'44"	S65° 05' 29"W	83.54'
C14	70.24'	100.00'	040°14'42"	S20° 16' 46"W	68.81'

NOTES

1. MAINTENANCE OF THE COMMON AREAS AND ISLANDS/MEDIANS IN PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE AREAS 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.
2. A SIDEWALK SHALL BE REQUIRED ON EACH LOT AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
3. SIDEWALKS ALONG COMMON AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ARTERIAL SIDEWALKS WILL BE PROVIDED IN ACCORDANCE WITH SIDEWALK ORDINANCES.
4. 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 3 INCH CALIPER DECIDUOUS TREE OR TWO 1.5 INCH CALIPER TREES IN THE FRONT YARD, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE AFFECTED LOT.
5. ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS.
6. A MINIMUM 0.00 ACRES OF RECREATIONAL AREA AND FACILITIES SHALL BE PROVIDED BY THE DEVELOPER. THE RECREATIONAL FACILITIES SHALL INCLUDE PLAYGROUND EQUIPMENT AND PARK BENCHES.



• TYPICAL SECTION •
26' ASPHALTIC CONCRETE PAVING
(STABILIZED SOIL BASE)

PRELIMINARY PLAT MORGAN GLEN

Crafton Tull
architecture | engineering | surveying
300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
405.787.6270 t 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION: CA 973 (PE/LS) EXPIRES 6/30/2022

SHEET NO.: 1 of 1
DATE: 2/18/21
PROJECT NO.: 21602400