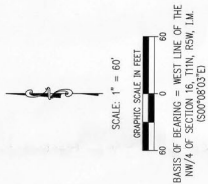


# FINAL PLAT OF CREEKSIDE VILLAGE PHASE 1

A PART OF THE NW/4 OF SECTION 16, T11N, R5W, I.M.  
OKLAHOMA CITY, CADDIS COUNTY, OKLAHOMA



P.O.B.	POINT OF BEGINNING
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
DE	DEED EASEMENT
D/E	DRAINAGE EASEMENT
NRI	NONRADIAL LINE
L.N.A.	LIMITS OF NO ACCESS
C/A	COMMON AREA

TYPICAL BLOCK CORNER

## ADDRESSES

Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

## NOTES

- This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma Statutes.
- Monuments shall be as follows:  
3/8" iron rod with 'Nelson stamped "C.A. 1003" for all Power Surveys or  
3/8" iron rod with 'Nelson stamped "C.A. 1003" for all Power Surveys or
- Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of materials, vehicles, boats, trailers, or other obstructions, other than those specifically permitted within the drainage easement, shall be placed within the drainage easement. The easement shall be used for drainage purposes only and shall not be used for any other purpose, including, but not limited to, water, sewage, gas, and electric lines, and shall be permitted if installed in a manner to meet the requirements specified above.
- A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk shall be constructed in accordance with the standards of the City of Oklahoma City for the applicable lot.
- Two (2) inch culvert lines, or one 3-inch culvert line, shall be placed in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.

LINE #	LENGTH	DIRECTION
L1	50.00'	S45° 00' 00" E
L2	50.00'	S45° 00' 00" E
L3	50.00'	S45° 00' 00" E
L4	50.00'	S45° 00' 00" E
L5	50.00'	S45° 00' 00" E
L6	50.00'	S45° 00' 00" E
L7	50.00'	S45° 00' 00" E
L8	50.00'	S45° 00' 00" E
L9	50.00'	S45° 00' 00" E
L10	50.00'	S45° 00' 00" E
L11	50.00'	S45° 00' 00" E
L12	50.00'	S45° 00' 00" E
L13	50.00'	S45° 00' 00" E
L14	50.00'	S45° 00' 00" E
L15	50.00'	S45° 00' 00" E
L16	50.00'	S45° 00' 00" E

CURVE #	LENGTH	RADIUS	BEA	CURVE DIRECTION	CURVE LENGTH
C1	91.24'	125.00'	041° 00' 00" E	S45° 00' 00" E	89.23'
C2	72.89'	100.00'	041° 00' 00" E	S45° 00' 00" E	71.36'
C3	54.74'	75.00'	041° 00' 00" E	S45° 00' 00" E	53.54'
C4	54.74'	75.00'	041° 00' 00" E	S45° 00' 00" E	53.54'
C5	72.89'	100.00'	041° 00' 00" E	S45° 00' 00" E	71.36'
C6	54.74'	75.00'	041° 00' 00" E	S45° 00' 00" E	53.54'
C7	72.89'	100.00'	041° 00' 00" E	S45° 00' 00" E	71.36'
C8	54.74'	75.00'	041° 00' 00" E	S45° 00' 00" E	53.54'
C9	72.89'	100.00'	041° 00' 00" E	S45° 00' 00" E	71.36'
C10	54.74'	75.00'	041° 00' 00" E	S45° 00' 00" E	53.54'

**Crafton Tull**  
Professional Engineer  
4421 S.W. 10th Street  
Oklahoma City, Oklahoma 73106  
www.craftontull.com

SHEET NO: 2 OF 2  
DATE: 3/20/21  
PROJECT NO: 20613200