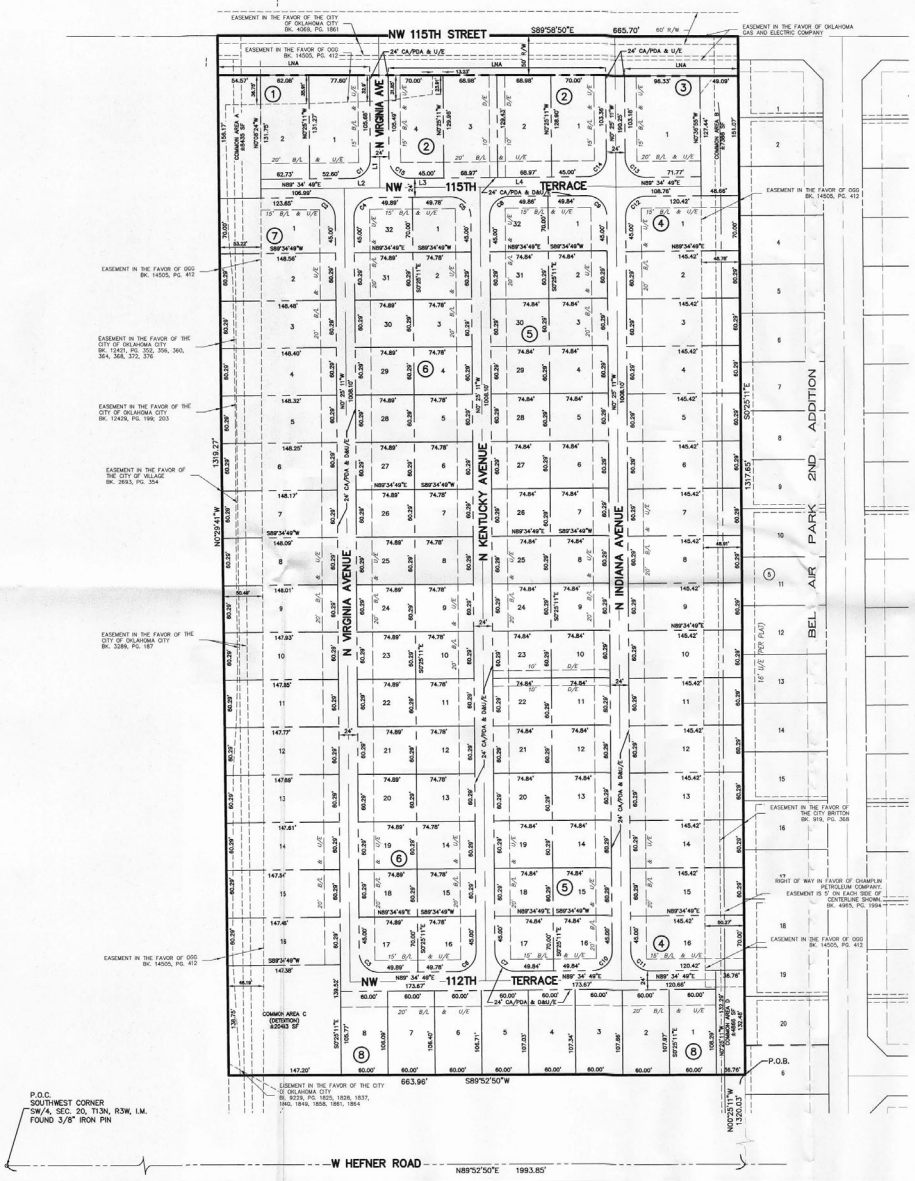
FINAL PLAT DRAFT

CHISHOLM POINTE

BEING A PART OF THE SOUTHWEST QUARTER (SW/4), OF SECTION TWENTY (20), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

DEVELOPER:
CHISHOLM CREEK VILLAGE, LLC
39004 W. MACARTHUR ST., SUITE 100
SHAWNEE, OKLAHOMA 74804
(405) 641-8578

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641



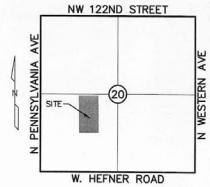
SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = ±20.12 ACRES
NUMBER OF LOTS = 111 (222 RESIDENTIAL UNITS)
COMMON AREA = ±3.33 ACRES

OGE = OKLAHOMA GAS AND ELECTRIC
OGG = OKLAHOMA GAS GATHERING
CA = COMMON AREA
CA/PDA = COMMON AREA/PRIVATE DRIVE ACCESS
PG = PAGE
BK = BOOK
R/W = RIGHT-OF-WAY
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
PD/E = PRIVATE DRAINAGE EASEMENT
ESMT = EASEMENT
○ = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
● = SET 3/8" IRON PIN W/CAP STAMPED "CA5173" OR MAG NAIL WITH ALUMINUM SHINER STAMPED "CA5173" UNLESS OTHERWISE NOTED
(X) BLOCK NO.

GRAPHIC SCALE

75 0 37.5 75 150

(IN FEET)
1 inch = 75 ft.



LOCATION MAP
SCALE: 1"=2000'

CENTERLINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N0°25'11"W	192.53'
L2	N89°34'49"E	45.40'
L3	N89°34'49"E	128.28'
L4	N89°34'49"E	173.67'

LOT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.00'	39.27'	90°00'00"	S44°34'49"W	35.36'
C2	25.00'	39.27'	90°00'00"	S45°25'11"E	35.36'
C3	25.00'	39.27'	90°00'00"	S45°25'11"E	35.36'
C4	25.00'	39.27'	90°00'00"	S44°34'49"W	35.36'
C5	25.00'	39.27'	90°00'00"	N45°25'11"W	35.36'
C6	25.00'	39.27'	90°00'00"	N44°34'49"E	35.36'
C7	25.00'	39.27'	90°00'00"	S45°25'11"E	35.36'
C8	24.99'	39.25'	90°00'00"	S44°32'58"W	35.34'
C9	25.00'	39.27'	90°00'00"	N45°25'11"W	35.36'
C10	25.00'	39.27'	90°00'00"	N44°34'49"E	35.36'
C11	25.00'	39.27'	90°00'00"	S45°25'11"E	35.36'
C12	25.00'	39.27'	90°00'00"	S44°34'49"W	35.36'
C13	25.00'	39.27'	90°00'00"	N45°25'11"W	35.36'
C14	25.00'	39.27'	90°00'00"	N44°34'49"E	35.36'
C15	25.00'	39.27'	90°00'00"	S45°25'11"E	35.36'

NOTES:

1. BUILDING LINE MEASURED FROM PLATTED COMMON AREA/PRIVATE DRIVE ACCESS LINE.
2. THE COMMON AREA/PRIVATE DRIVE ACCESS (CA/PDA) AREAS SHOWN PROVIDE ACCESS AND LEGAL FRONTAGE TO ALL LOTS AS PROVIDED IN SECTION 5.4.2.E OF THE OKLAHOMA CITY SUBDIVISION REGULATIONS. THE MAINTENANCE OF THESE AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE PLAT. THE PRIVATE DRIVE SHALL REMAIN OPEN AND/OR ACCESSIBLE FOR EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES. PARKING IS NOT PERMITTED WITHIN THE COMMON AREAS PROVIDED FOR THE PRIVATE DRIVES; HOWEVER MANEUVERING FOR PARKING IS PERMITTED.
3. A SIDEWALK IS REQUIRED ALONG ALL PRIVATE DRIVES.
4. MAINTENANCE OF COMMON AREAS A, B, C, D AND PRIVATE DRAINAGE WAYS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND AS DEPICTED WITHIN THE COVENANTS AND RESTRICTIONS FILED AS SEPARATE DOCUMENTS. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN DRAINAGE RELATED COMMON AREAS OR DRAINAGE EASEMENTS.

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GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/22

DATE OF PREPARATION: 4/8/2021