

Planning Commission Minutes
June 23, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:26 a.m. on June 21, 2022.)

10. (CE-1074) Application by Timbercraft Homes, LLC, to close the west seven (7) feet of the east 15-foot north-south utility easement of Lot Fifteen (15), Block Six (6), of Highland Pointe Phase One (1) located at 2502 NW 129th Street. Ward 7.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. A perpetual easement to the portion of the platted utility easement to be closed will be reserved to the minimum extent necessary for access to and maintenance of the public utilities currently located within the platted utility easement as identified by the survey conducted pursuant to Technical Evaluation 2 except that the portion of the home that is in the utility easement will be required to retain any perpetual easement. ~~for water and wastewater, drainage, storm water, sidewalks, and traffic controls systems (collectively "City Systems") are hereby expressly reserved until such time as plans have been approved by the Public Works and Utilities departments respectively, which may include provision of new easements, as necessary, and/or individual easements being released.~~
- 2) Prior to City Council consideration, applicant must provide a survey showing the location of all utilities within the platted Utility Easement.

RECOMMENDED APPROVAL, SUBJECT TO THE TECHNICAL EVALUATION, AS AMENDED.

MOVED BY PENNINGTON, SECONDED BY GOVIN

AYES: CRAVENS, POWERS, FRALEY, HINKLE, GOVIN, PENNINGTON;

ABSENT: CLAIR, PRIVETT, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 23, 2022

Item No. IV. 10.

(CE-1074) Application by Timbercraft Homes, LLC, to close the west seven (7) feet of the east 15-foot north-south utility easement of Lot Fifteen (15), Block Six (6), of Highland Pointe Phase One (1) located at 2502 NW 129th Street. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

David M. Box
Williams, Box, Forshee, and Bullard, P.C.
(405) 232-0080
dmbox@wbfbllaw.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to resolve an encroachment of a recently constructed single-family home.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1723	PUD-1723	PUD-62A	PUD-1723	PUD-1723
Land Use	Residential	Vacant	Hotel	Vacant	Vacant

II. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Water Resources Board (OWRB)**
- 5. Edmond School District**
- 6. Oklahoma Department of Transportation (ODOT)**
- 7. Oklahoma Natural Gas (ONG)**
- 8. Oklahoma Electric Cooperative (OEC)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire**
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
 - a. Engineering**

Storm Sewer Availability

- 1) Applicant must provide a survey showing the location of all utilities within the platted Utility Easement on 2502 NW 129th Street (Lot 15, Block 6, Highland Pointe Phase 1).

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management

11. Utilities

a. Engineering

Wastewater Availability

- 1) An existing 8” wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service line connection is required for each building/structure.

b. Solid Waste Management

No Solid Waste Management services needed.

c. Water/Wastewater Quality

Water Availability

12. Planning

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application subject to the following technical evaluation:

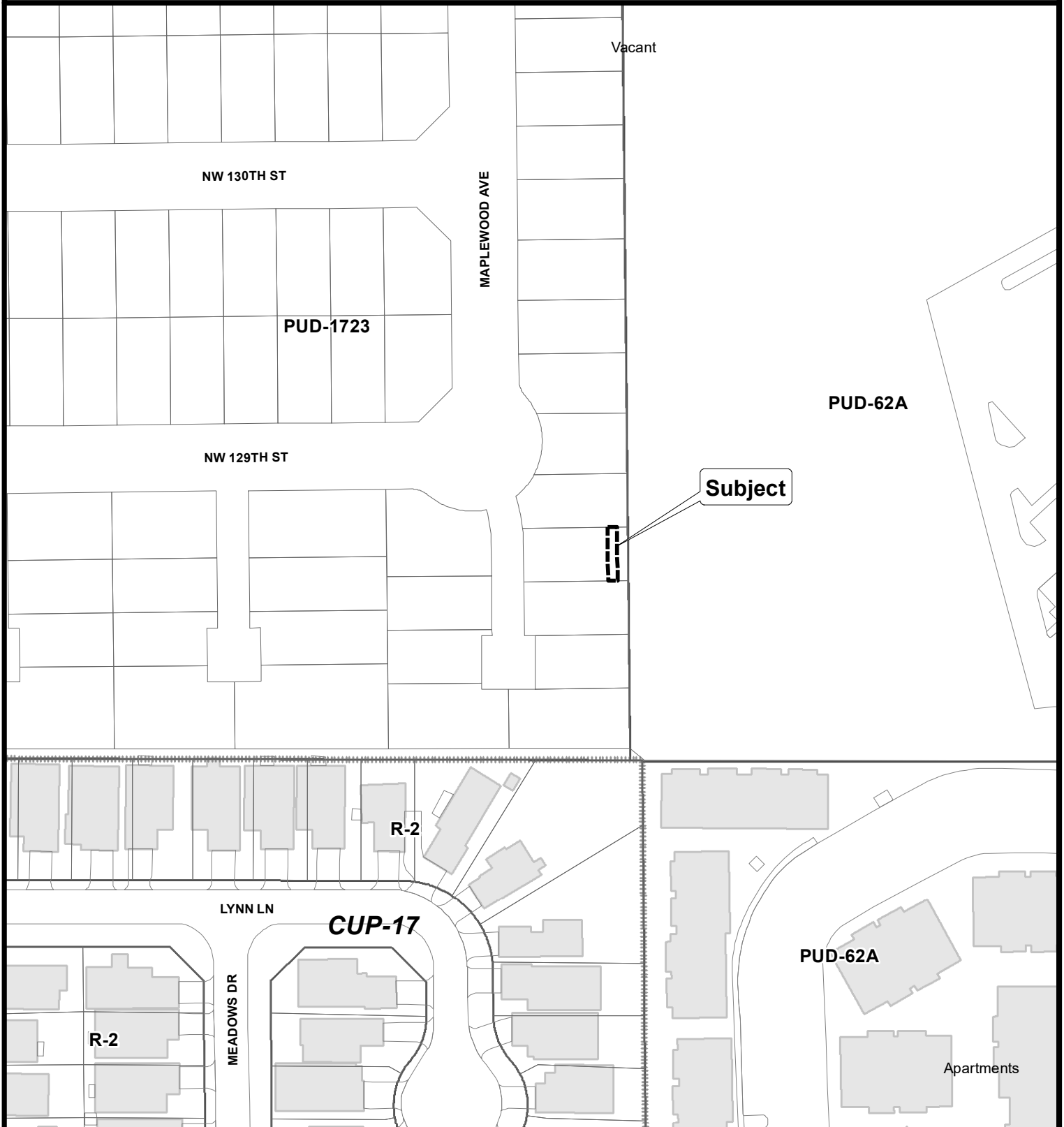
1. A perpetual easement for water and wastewater, drainage, storm water, sidewalks, and traffic controls systems (collectively “City Systems”) are hereby expressly reserved until such time as plans have been approved by the Public Works and Utilities departments respectively, which may include provision of new easements, as necessary, and/or individual easements being released.
- 2) Prior to City Council consideration, applicant must provide a survey showing the location of all utilities within the platted Utility Easement.

taj

Case No: CE-1074

Applicant: Timbercraft Homes, LLC

Location: 2502 NW 129th St.

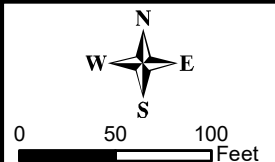


Note: "Subject" is located approximately 2,645' West of N. Pennsylvania Ave. and 2,238' South of W. Memorial Rd.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement

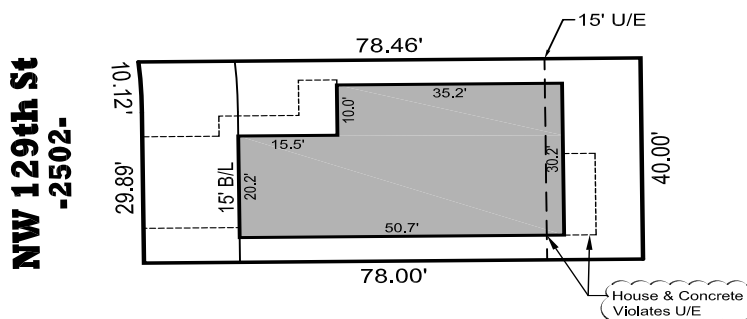


MORTGAGE INSPECTION REPORT

Not a Land or Boundary Survey

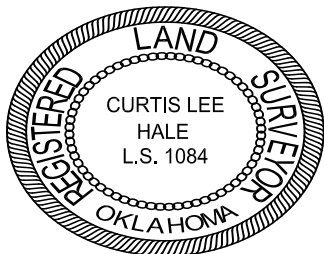
Schedule B, Part II (DNA - Does Not Affect, BL - Blanket, AAS - Affects as Stated)

- #9) Right of Way recorded in Book 7118, Page 1486 (assigned in Book 12813, Page 1408), DNA
- #10) Easement recorded in Book 4593, Page 1414, DNA
- #11) Easement recorded in Book 5252, Page 856, DNA
- #12) Agreement recorded in Book 3032, Page 135, AAS
- #14) Easement recorded in Book 9782, Page 753, DNA
- #15) Warranty Deed recorded in Book 4635, Page 1297, AAS
- #16) Easement recorded in Book 14367, Page 101, DNA
- #17) Easement recorded in Book 14650, Page 462, DNA



Sketch Legend

—	SUBJECT PROPERTY
---	LOT LINE
---	BUILDING LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
x x x x x	FENCE LINE
B/L	BUILDING LINE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
▨	DECK
▤	CONCRETE



I, Curtis Lee Hale, a Registered Land Surveyor, do hereby state that a careful inspection has been made under my supervision on the following described property, to wit:

Lot Fifteen (15), in Block Six (6) of HIGHLAND POINTE PHASE 1 to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. Known as 2502 NW 129th Street...

This Mortgage Inspection Report was prepared for Chicago Title Oklahoma Co. It is not a land or a boundary survey plat, and it is not to be relied upon for the establishment of fence, building or other future improvement lines. The accompanying sketch is a representation of the conditions that were found at the time of the inspection and the linear and angular values shown on the sketch, if any, are based on record or deed information and have not been verified unless noted.

Hale & Associates Survey Co., Inc. assumes no liability for any encroachments, encumbrance, violation, or adverse circumstance affecting the subject property that would be identified by a land or boundary survey.

Curtis Lee Hale
Curtis Lee Hale
Electronically Signed - 4/27/2022

FINALIZED: 27th of April, 2022

Inspection Number: 20223719
Buyer: Weeston
File Number: 710102201859



Land Surveying and Planning
1601 SW 89th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73159
Tel.: (405) 686-0174 - Fax: (405) 681-4881
C. A.: 819 - Exp.: June 30, 2023
www.halesurvey.com

EXHIBIT B

80-27 1 of 2

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That THREE JACKS, LLC, does hereby certify that they are the owners of and the only persons, firms having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate the utility easements shown hereon to the public, for the purposes of utilities; and that the streets shown as private streets shall be reserved for private streets maintained by the homeowners within HIGHLAND POINTE, PHASE 1, for its heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

Every deed must clearly acknowledge: "Said roadways are private and not maintained by The City of Oklahoma City."

Prior to the sale of any parcel in this subdivision, a conspicuous sign shall be posted and maintained at the entrance. Said sign shall read, "Private Roadways - Not Maintained by The City of Oklahoma City."

The streets and drives have not been dedicated to the public, and said streets shall be maintained by the private property owners within the subdivision, but said streets shall always be open to police, fire and other official vehicles of all City, County, State and Federal agencies.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 1st day of December, 2020. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

THREE JACKS, LLC
Jack Evans, Manager

STATE OF OKLAHOMA)
COUNTY OF CANADIAN)

Before me, the undersigned Notary Public, in and for said County and State on this 1 day of December, 2020, personally appeared Jack Evans, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

December 14, 2021

Notary Public, #17011399

LEGAL DESCRIPTION

A tract of land situate within a portion of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Thirteen North (T13N), Range Three West (R3W) of the Indian Meridian (I.M.) in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said NW/4; thence S00°34'48"E along the East line of said NW/4 a distance of 1580.14 feet to the POINT OF BEGINNING; thence continuing
S00°34'48"E along said East line a distance of 1043.17 feet to the Southeast corner of said NW/4; thence
S89°55'02"W along the South line of said NW/4 a distance of 924.54 feet; thence
N00°34'48"W a distance of 136.40 feet to a point on a non-tangent curve to the right; thence
26.30 feet along the arc of said curve having a radius of 265.00 feet, subtended by a chord of 26.29 feet which bears N56°03'14"W; thence
S89°12'50"W a distance of 36.15 feet to a point on a non-tangent curve to the right; thence
8.05 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 8.05 feet which bears S54°58'05"W; thence
N33°11'11"W a distance of 50.00 feet; thence
N07°46'30"E a distance of 37.13 feet to a point on a non-tangent curve to the right; thence
5.97 feet along the arc of said curve having a radius of 265.00 feet, subtended by a chord of 5.97 feet which bears N30°55'26"W to a point of continuous curvature; thence
64.79 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 64.07 feet which bears N15°25'44"W; thence
N00°34'48"W a distance of 19.36 feet; thence
N45°34'48"W a distance of 35.36 feet; thence

LAND SURVEYOR'S CERTIFICATE

I, DENVER WINCHESTER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted herein actually exist and their positions are correctly shown.

DENVER WINCHESTER, PLS 1992

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this 2nd day of December, 2020, personally appeared DENVER WINCHESTER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

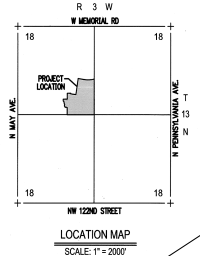
MY COMMISSION EXPIRES:

March 28, 2023

Notary Public, #03009138

FINAL PLAT OF HIGHLAND POINTE PHASE 1

A PART OF THE NW/4 OF SECTION 18, T13N, R3W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



N00°34'48"W a distance of 50.00 feet; thence
N89°25'12"E a distance of 140.00 feet; thence
N00°34'48"W a distance of 169.34 feet; thence
N89°55'02"E a distance of 116.52 feet; thence
S05°07'33"W a distance of 19.99 feet; thence
S84°51'21"E a distance of 180.00 feet; thence
N08°41'32"E a distance of 478.69 feet; thence
S81°39'56"E a distance of 208.78 feet to a point on a non-tangent curve to the left; thence
342.34 feet along the arc of said curve having a radius of 888.33 feet, subtended by a chord of 340.23 feet which bears N87°06'44"E to the POINT OF BEGINNING.

Said tract contains 831,534 Sq Ft or 19.089 Acres, more or less.

CITY PLANNING COMMISSION APPROVAL

I, Heather Butler, Planning Director of the City of Oklahoma City, do hereby certify that the Oklahoma City Planning Commission duly approved this plat on the 12th day of December, 2020.

Heather Butler
PLANNING DIRECTOR



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of OKLAHOMA, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in THREE JACKS, LLC, that on the 29 day of October, 2020, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year 2019, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 29 day of October, 2020.

AMERICAN EAGLE TITLE INSURANCE COMPANY
President

COUNTY TREASURER'S CERTIFICATE

I, David B. Hunter, do hereby certify that I am the duly elected, qualified and acting County Treasurer of OKLAHOMA COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2021, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the City of Oklahoma City, this 9th day of March, 2021.

David B. Hunter
COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, this 2nd day of March, 2021.

ATTEST:
Amy K. Simpson
CITY CLERK

David Hunter
MAYOR

CERTIFICATE OF CITY CLERK

I, Amy K. Simpson, City Clerk of the CITY OF OKLAHOMA CITY, STATE OF OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unrecorded instruments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 2nd day of March, 2021.

Amy K. Simpson
CITY CLERK

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 State Statutes.
- Monuments shall be as follows:
Magnetic Nail with Washer stamped "CITA CA973" for all Paved Surfaces or
3/8" Iron Rod with a Plastic Cap stamped "CITA CA973"
- 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 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.
- A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.
- Two 12 inch caliper trees, or one 3-inch caliper tree, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.

FINAL PLAT HIGHLAND POINTE PHASE 1

300 Points Parkway Blvd.
Vian, Oklahoma 73089



Crafton Tull
architectural & engineering llc
405.787.4271 405.787.4271
www.craftontull.com

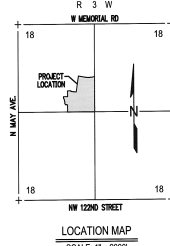
SHEET NO: 1 OF 2
DATE: 10/26/20
PROJECT NO: 19606000

PV-0393

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FINAL PLAT OF HIGHLAND POINTE PHASE 1

A PART OF THE NW/4 OF SECTION 18, T13N, R3W, 1.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



SCALE: 1" = 60'
GRAPHIC SCALE IN FEET
BASIS OF BEARING = EAST LINE OF THE
NW/4 OF SECTION 18, T13N, R3W, 1.M.
(S00°34'48"E)

NORTH HIGHLAND PARK, SECTION II
BOOK 65 OF PLATS, PAGE 61

POINT OF COMMENCEMENT
NE CORNER OF NW/4 OF
SECTION 18, T13N, R3W, 1.M.

S00°34'48"E
180.14'

POINT OF BEGINNING

LINE #	LENGTH	DIRECTION
1	38.15	S89°12'50"W
2	50.00	S89°11'17"W
3	13.15	N07°45'30"E
4	18.36	N07°34'48"W
5	36.36	N07°34'48"W
6	18.89	S07°07'37"W
7	8.35	S07°35'30"E
8	22.38	S89°24'02"W
9	50.45	N07°34'48"W
10	60.71	N07°20'07"E
11	44.14	N07°34'48"W
12	70.88	S07°29'18"E
13	50.00	N07°34'48"W
14	64.56	S07°30'08"E
15	50.00	N07°34'48"W
16	38.17	N07°48'08"W
17	26.81	N07°25'30"E
18	58.34	N07°34'48"W
19	12.47	N06°23'31"E
20	12.47	S07°42'41"E
21	36.36	N07°42'30"E
22	36.36	N07°54'27"W
23	34.41	S42°54'37"W
24	35.36	S44°25'12"W
25	35.36	S47°34'48"E
26	35.36	S47°34'48"E
27	35.36	S47°34'48"E
28	35.36	S47°34'48"E
29	35.36	S47°34'48"E
30	35.36	S47°34'48"E
31	35.36	S47°34'48"E
32	35.36	S47°34'48"E
33	35.36	S47°34'48"E
34	35.36	S47°34'48"E
35	35.36	S47°34'48"E
36	35.36	S47°34'48"E
37	35.36	S47°34'48"E
38	35.36	S47°34'48"E
39	35.36	S47°34'48"E
40	35.36	S47°34'48"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	26.30	265.00	009°41'17"	N89°13'14"W	26.30
C2	8.05	125.00	003°40'28"	S54°58'07"W	8.05
C3	5.87	265.00	001°17'28"	N07°55'26"W	5.87
C4	64.76	125.00	023°54'54"	N07°25'44"W	64.07
C5	340.34	888.33	022°54'48"	N07°08'42"W	340.27
C6	5.37	100.00	002°00'10"	N07°05'37"E	5.37
C7	62.36	100.00	035°43'47"	S07°14'48"E	61.35
C8	37.33	125.00	017°03'37"	S07°47'14"E	37.08
C9	25.72	50.00	022°38'08"	S07°14'48"E	25.47
C10	67.63	100.00	038°44'32"	N07°57'17"W	66.33
C11	50.72	75.00	038°44'32"	N07°57'17"W	49.76
C12	70.88	125.00	022°29'18"	N07°48'30"W	69.83
C13	12.85	18.00	040°47'13"	S07°58'24"E	12.54
C14	64.56	50.00	037°30'08"	N07°13'03"E	75.54
C15	46.75	50.00	051°29'37"	S07°25'23"E	45.18
C16	12.85	18.00	040°47'13"	N07°11'17"W	12.54
C17	23.55	100.00	017°28'38"	S07°58'44"W	23.00
C18	26.36	112.00	017°28'38"	S07°58'44"W	26.32
C19	20.07	88.00	017°28'38"	S07°58'44"W	20.17
C20	18.18	100.00	009°16'08"	S07°58'30"E	18.17
C21	4.02	75.00	003°04'00"	N07°07'40"E	4.02
C22	12.12	100.00	005°33'11"	N07°48'12"E	12.11
C23	28.82	100.00	018°30'48"	N07°38'17"W	28.72
C24	24.40	112.00	017°37'47"	N07°25'38"W	24.32
C25	24.32	88.00	010°00'00"	N07°28'30"W	24.24
C26	72.57	100.00	040°45'37"	S07°48'39"E	71.35
C27	42.88	75.00	022°34'38"	S14°15'30"E	42.11
C28	79.08	125.00	040°17'28"	S07°25'32"E	77.87
C29	37	100.00	040°15'17"	S07°18'34"W	37.37
C30	133.55	100.00	070°47'52"	S44°58'44"W	133.85
C31	134.88	125.00	070°58'52"	S44°11'28"W	135.17
C32	105.67	75.00	080°14'47"	S44°17'27"W	93.55
C33	75.02	100.00	042°59'07"	S07°48'03"E	73.08
C34	63.78	125.00	042°59'07"	S07°48'03"E	61.80
C35	53.47	75.00	040°59'07"	S07°52'15"E	52.35
C36	58.84	100.00	032°42'58"	N07°28'15"W	58.00
C37	38.67	75.00	029°12'37"	N07°31'20"W	38.25
C38	67.60	125.00	031°07'18"	N07°47'58"W	67.07
C39	51.83	100.00	029°45'54"	N04°18'09"E	51.25
C40	38.87	75.00	029°45'54"	N04°18'09"E	38.44

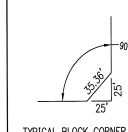
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C41	64.76	125.00	023°54'54"	N07°08'42"E	64.07
C42	64.56	215.00	023°48'13"	N07°12'12"E	373.52
C43	50.34	240.00	019°28'14"	N07°10'37"E	50.84
C44	5.87	265.00	001°17'28"	N07°55'26"E	5.87
C45	88.54	100.00	022°52'32"	N07°05'47"E	88.02
C46	38.82	240.00	023°48'13"	N07°12'12"E	38.76
C47	133.22	240.00	023°48'13"	N07°12'12"E	133.63
C48	145.16	265.00	023°54'54"	N07°08'42"E	143.35
C49	160.96	240.00	023°52'32"	S07°38'17"E	157.95
C50	115.67	265.00	022°52'32"	S07°42'30"E	114.76
C51	50.74	240.00	023°48'13"	S07°12'42"E	50.64
C52	28.82	100.00	022°38'08"	S07°14'48"E	18.35
C53	51.83	100.00	029°45'54"	S07°25'47"E	51.25
C54	38.87	75.00	029°45'54"	S07°25'47"E	38.44
C55	42.88	112.00	022°34'38"	N07°28'15"W	53.35
C56	46.80	100.00	022°34'38"	N12°38'15"W	46.37
C57	42.88	112.00	022°34'38"	N07°28'15"W	53.35
C58	17.04	88.00	022°34'38"	S04°18'30"W	42.30
C59	15.00	88.00	020°54'57"	S04°18'30"W	14.88
C60	18.00	112.00	020°54'57"	S04°18'30"W	18.00
C61	17.00	17.00	000°00'00"	N07°34'48"W	17.00
C62	140.32	67.00	120°00'00"	N07°25'12"E	140.05
C63	17.00	17.00	000°00'00"	N07°25'12"E	17.00
C64	18.32	18.00	059°38'38"	N07°35'12"E	17.89
C65	19.35	67.00	019°34'58"	N07°35'12"E	19.32
C66	14.76	18.00	049°58'28"	N02°54'22"E	14.35
C67	36.80	340.00	000°00'00"	S02°38'15"W	36.58
C68	16.13	30.00	030°48'18"	S02°58'22"W	15.94
C69	16.35	30.00	030°48'18"	S02°58'22"W	16.06
C70	18.35	18.00	059°38'38"	S04°18'30"E	17.88
C71	19.35	67.00	019°34'58"	S04°18'30"E	19.32
C72	14.76	18.00	049°58'28"	S02°58'22"E	14.35
C73	36.80	340.00	000°00'00"	S02°38'15"W	36.58
C74	16.13	30.00	030°48'18"	N07°35'12"W	16.00
C75	16.35	30.00	030°48'18"	S07°10'14"E	16.04
C76	30.88	300.00	007°55'07"	S07°22'42"W	30.87

COMMON AREA NAME	AREA
COMMON AREA J	0.38 AC.
COMMON AREA I	0.44 AC.
COMMON AREA H	0.39 AC.
COMMON AREA G	0.37 AC.
COMMON AREA F	0.36 AC.
COMMON AREA E	0.35 AC.
COMMON AREA D	0.34 AC.
COMMON AREA C	0.33 AC.
COMMON AREA B	0.32 AC.
COMMON AREA A	0.31 AC.
COMMON AREA	0.30 AC.

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:
Magnetic Nail with Washer stamped "C1A C49373" for all Paved Surfaces or
3/8" Iron Rod with a Plastic Cap stamped "C1A C49373"
 - 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 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.
 - A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Frontage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.
 - Two 1 1/2 inch culvert pipes, or one 3-inch culvert pipe, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.

- LEGEND**
- EX. EXISTING
 - R/W RIGHT-OF-WAY
 - BL. BUILDING LIMIT LINE
 - U/E UTILITY EASEMENT
 D/E PRIVATE DRAINAGE EASEMENT | P/S & P/U/E PRIVATE STREET & PUBLIC UTILITY EASEMENT | C/A & P/D & P/U/E COMMON AREA, PRIVATE DRIVE & PUBLIC UTILITY EASEMENT | N/R NONRADIAL LINE | L.N.A. LIMITS OF NO ACCESS | C/A COMMON AREA | O.G.E./E CORRE EASEMENT | ES/MJ EASEMENT |



FINAL PLAT
HIGHLAND POINTE PHASE I

300 Prairie Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architectural engineering & surveying
405.787.8271 | 405.787.8274
www.craftontull.com

SHEET NO.: 2 OF 2
DATE: 10/26/20
PROJECT NO.: 19606000

PV-0393

Case No: CE-1074
Applicant: Timbercraft Homes, LLC
Location: 2502 NW 129th St.



Aerial Photo from 2/2020

Note: "Subject" is located approximately 2,645' West of N. Pennsylvania Ave. and 2,238' South of W. Memorial Rd.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement

