

ACAO FILE: H4738473-8046470108-JPL T.dwg, 6/24/2012 12:01 PM, Chris Callings  
V8.0001.1 COM.PLOT - A 32-bit plot with color information, 4.75 x 6.00, 1.000, 1.000, 1.000



FINAL PLAT  
of

# WHEELER DISTRICT PHASE 3

BEING A PART OF THE SE/4 SEC. 5 & NE/4 SEC. 8, T11N, R3W, LM.,  
AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
BEING A REPLAT OF A PORTION OF BLOCKS 1 & 7 AND ALL OF BLOCK 2, JONES GROVE  
AND BEING A REPLAT OF A PORTION OF BLOCKS 7, 12, 13, 14 & 21  
AND ALL OF BLOCKS 15, 20, 22 & 23 DELMAR HEIGHTS

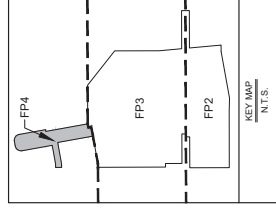
LEGEND:

- POC = POINT OF COMMENCEMENT
- PR = PLAT RECORDING
- STAT. RW = STATUTORY RIGHT OF WAY
- CA = COMMON AREA
- CL = CENTERLINE
- NR = NOT RADIAL
- BL = BUILDING LIMIT LINE
- D & U/E = DRAINAGE & UTILITY EASEMENT

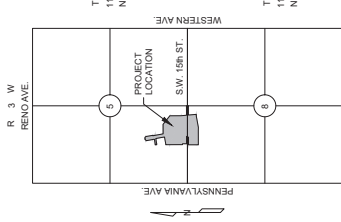
- DENOTES FND. #3 BAR W/CAP
- DENOTES SET #3 BAR W/CAP
- △ DENOTES SET NAIL IN \*1484 J&A
- SHINER' UNLESS OTHERWISE NOTED

\*\*\*\*\* NOTE \*\*\*\*\*  
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR PLAT RECORDING AND SURVEYING BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT THE SAME SHALL BE RECORDED IN THE PUBLIC RECORDS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

Line #	Length	Direction
L1	32.13'	N00°11'48"W
L2	25.00'	N89°48'12"E
L3	33.85'	N00°11'48"W



BASIS OF BEARING  
Grid North as established by state plane datum  
(Oklahoma State Plane North Zone NAD83)

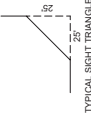


LOCATION MAP  
SCALE: 1"=2000'

Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Della
C1	78.54'	50.00'	50.00'	70.71'	N34°43'45"E	090°00'00"
C2	78.54'	50.00'	50.00'	70.71'	S55°16'15"E	090°00'00"
C3	15.71'	10.00'	10.00'	14.14'	N34°43'45"E	090°00'00"
C4	15.71'	10.00'	10.00'	14.14'	S55°16'15"E	090°00'00"
C5	23.56'	15.00'	15.00'	21.21'	S34°43'45"W	090°00'00"
C6	23.56'	15.00'	15.00'	21.21'	N55°16'15"W	090°00'00"
C7	8.79'	50.00'	4.43'	8.82'	N05°14'01"W	010°04'27"
C8	8.79'	50.00'	4.43'	8.82'	N85°12'37"W	010°07'15"
C9	8.79'	50.00'	4.41'	8.79'	S05°14'01"E	010°04'27"

NOTES:

- ALL COMMON AREAS, PRIVATE STREETS, PRIVATE DRAINAGE AND ALL LANDSCAPING, INCLUDING ARTERIAL LANDSCAPING, SHALL BE MAINTAINED BY THE PROPERTY OWNERS AND OR PROPERTY OWNERS ASSOCIATION WITHIN ALL PHASES OF THE WHEELER DISTRICT.
- UTILITY EASEMENTS (USE ARE FOR PUBLIC AND PRIVATE UTILITIES, ONE EASEMENTS ARE REQUIRED FOR EACH COMMON AREA AND PRIVATE DRAINAGE AREAS BEHIND THE CURBS ARE NOT TO BE USED FOR UTILITIES WITHOUT WRITTEN APPROVAL.
- MAINTENANCE OF THE COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED IN DRAINAGE RELATED COMMON AREAS.
- CAPITOL LANE, BONNAROO LANE, PIONEER LANE AND S.W. 15th LANE ARE DESIGNATED ALLEYS.
- THE BASIS OF BEARING FOR THIS PLAT IS 900°11'48"E ALONG THE EAST LINE OF SECTION 8 T11N, R3W, LM. AS SHOWN ON THE GRAPHICS OF THE ANNEXED FINAL PLAT.
- SET 12" 12" S.W. CA 63333 CAP ON ALL PROPERTY CORNERS.



FINAL PLAT  
of

## WHEELER DISTRICT PHASE 3

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