

#### LEGAL DESCRIPTION

##### TRACT 1:

A tract of land being a part of the Southwest (SW) of Section Twenty-eight (28), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, being a portion of the AMENDED PLAT BLOCK 11 CLASSEN'S MARQUETTE ADDITION recorded in Book PL 20, Page 96, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of Lot 11 of said AMENDED PLAT BLOCK 11 CLASSEN'S MARQUETTE ADDITION;

THENCE North 00°10'08" East, along and with the West line of said Plat, a distance of 217.26 feet to the POINT OF BEGINNING;

THENCE continuing North 00°10'08" East, along and with said West line a distance of 13.58 feet;

THENCE continuing along and with the West line of said Plat, on a non-tangent curve to the right having a radius of 32.61 feet, a chord bearing of North 67°31'20" East, a chord length of 59.89 feet and an arc length of 76.41 feet to a point on the Northeast line of said Plat;

THENCE South 45°07'20" East, along and with said Northeast line of said Plat, a distance of 285.27 feet;

THENCE continuing along and with the Northeast line of said Plat, on a curve to the right having a radius of 30.00 feet, a chord bearing of South 22°17'19" West, a chord length of 55.40 feet and an arc length of 70.59 feet to a point on the South line of said Plat;

THENCE South 89°42'06" West, along and with the South line of said Plat, a distance of 18.53 feet;

THENCE North 45°07'20" West, departing said South line, a distance of 306.34 feet to the POINT OF BEGINNING;

Containing 21,708 square feet or 0.4883 acres, more or less.

Base of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

##### TRACT 2:

A tract of land being a part of the Southwest (SW) of Section Twenty-eight (28), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, being a portion of the AMENDED PLAT BLOCK 11 CLASSEN'S MARQUETTE ADDITION recorded in Book PL 20, Page 96, being more particularly described as follows:

Beginning at the Southwest (SW) Corner of Lot 11 of said AMENDED PLAT BLOCK 11 CLASSEN'S MARQUETTE ADDITION, said point being the POINT OF BEGINNING;

THENCE North 00°10'08" East, along and with the West line of said Plat, a distance of 217.26 feet;

THENCE South 45°07'20" East, departing said West line, a distance of 306.34 feet to a point on the South line of said Plat;

THENCE South 89°42'06" West, along and with the South line of said Plat, a distance of 217.73 feet to the POINT OF BEGINNING;

Containing 23,653 square feet or 0.5430 acres, more or less.

Base of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

##### TRACT 3:

A tract of land being a part of the Southwest Quarter (SW) of Section Twenty-eight (28), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, being a portion of Classen Boulevard lying between Block 10 as shown on the plat Classen's Marquette Addition and The Amended Plat of Block 11 Classen's Marquette Addition, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said Southwest Quarter (SW);

THENCE South 89°42'06" West, along and with the South line of said Southwest Quarter (SW), a distance of 116.43 feet;

THENCE North 00°17'54" West, departing said South line, a distance of 55.00 feet to the extended South line of said Block 11, said point being the POINT OF BEGINNING;

THENCE South 89°42'06" West, along and with the extended South line of said Block 11, a distance of 75.81 feet to the Southwest (SW) Corner of said Block 11;

THENCE along and with the Northeast line of said Block 11 the following three (3) calls:

on a non-tangent curve to the left having a radius of 30.00 feet, a chord bearing of North 22°17'19" East, a chord length of 55.40 feet and an arc length of 70.59 feet;

North 45°07'20" West, a distance of 285.27 feet;

on a curve to the left having a radius of 32.61 feet, a chord bearing of South 67°31'20" West, a chord length of 59.89 feet and an arc length of 76.41 feet to the Northwest (NW) Corner of said Block 11;

THENCE North 00°10'08" East, along and with the extended West line of said Block 11, a distance of 73.48 feet;

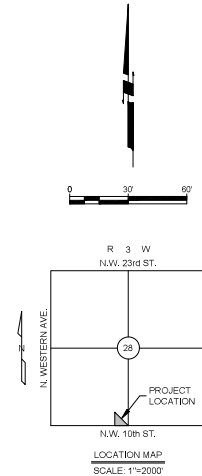
THENCE North 44°52'31" East, a distance of 41.10 feet;

THENCE South 45°07'20" East, a distance of 423.59 feet;

THENCE on a non-tangent curve to the left having a radius of 77.00 feet, a chord bearing of South 27°53'09" West, a chord length of 56.14 feet and an arc length of 36.48 feet to the POINT OF BEGINNING.

Containing 35,340 square feet or 0.8113 acres, more or less.

Base of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)



LEGEND	
	CONST. SIDEWALK
	RE. SHT. C.T.O.

ONE CALL UTILITY LOCATION NUMBER  
840-5032  
1-800-522-4543

This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

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REVISIONS	
NO.	DESCRIPTION

THESE PLANS ARE  
PRELIMINARY IN NATURE  
AND ARE NOT A FINAL  
SIGNED AND SEALED SET  
OF DOCUMENTS.

Johnson & Associates  
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Certified Professional Engineer  
• ENGINEER • PLANNING •

JA

CLASSEN MARQUETTE  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
OVERALL SITE GENERAL LAYOUT

Proj. No.  
Date: 04/15/22  
Scale: 1"=100'

Checked By:  
Approved By:

SHEET NUMBER  
**C1.0**

CLASSEN MARQUETTE