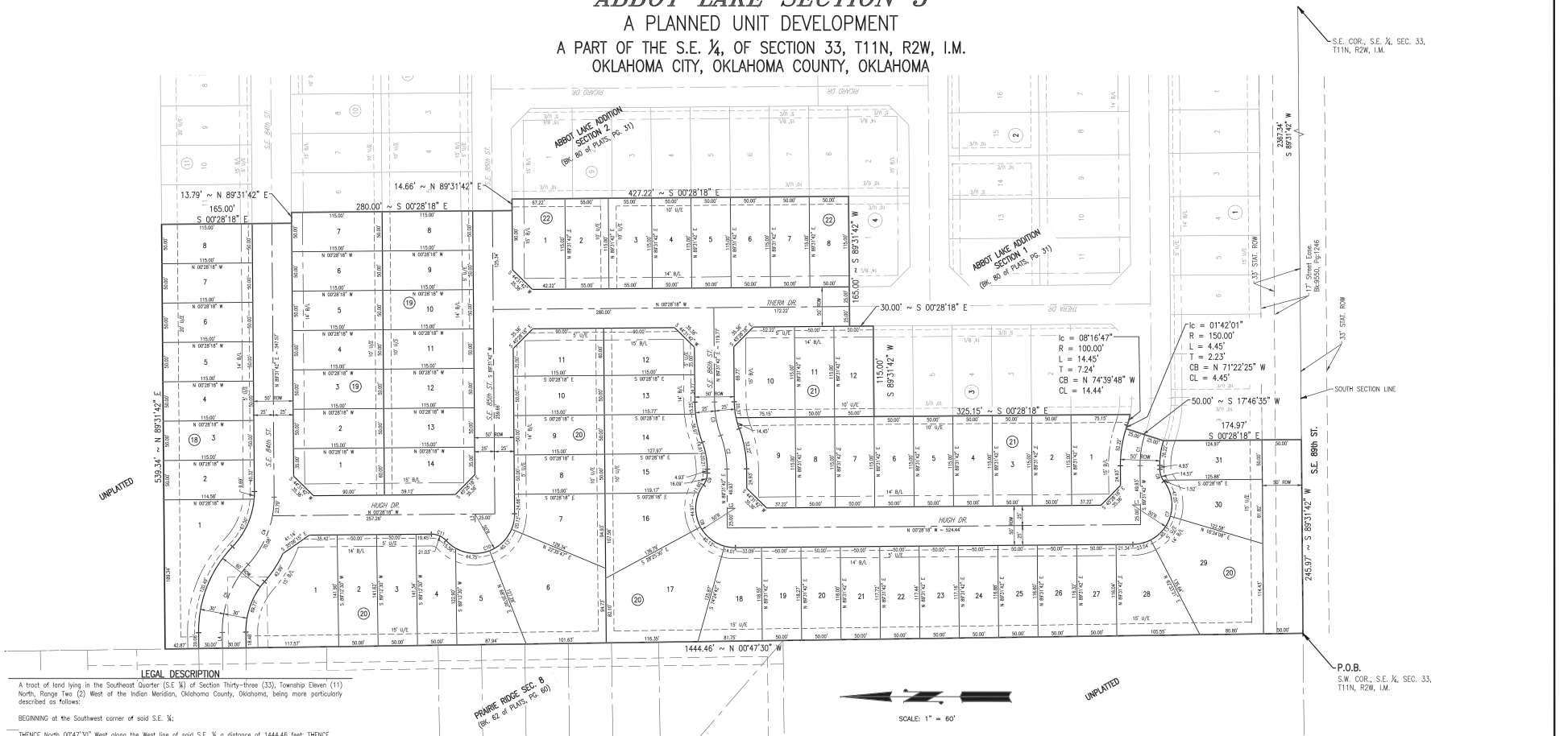
FINAL PLAT

ABBOT LAKE SECTION 3

A PLANNED UNIT DEVELOPMENT

A PART OF THE S.E. ¼, OF SECTION 33, T11N, R2W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



SCALE: 1" = 60'

LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter (S.E ¼) of Section Thirty-three (33), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southwest corner of said S.E. ¼;

THENCE North 00°47'30" West along the West line of said S.E. ¼ a distance of 1444.46 feet; THENCE North 89°31'42" East a distance of 539.34 feet to the Northwest corner of Lot 11, Block 11 of the filed final plat of ABBOT LAKE SECTION 2 (as filed in Book of Plats, Page); THENCE along the boundary of said final plat the following five (5) courses:

1) South 00°28'18" East a distance of 165.00 feet;
2) North 89°31'42" East a distance of 13.79 feet;
3) South 00°28'18" East a distance of 280.00 feet;
4) North 89°31'42" East a distance of 14.66 feet;
5) South 00°28'18" East a distance of 427.22 feet to the Northwest corner of Lot 2, Block 4 of the filed final plat of ABBOT LAKE SECTION 1 (as filed in Book 80 of Plats, Page 31);

THENCE along the boundary of said final plat the following eight (8) courses:

1) South 89°31'42" West a distance of 165.00 feet;
2) South 00°28'18" East a distance of 30.00 feet;
3) South 89°31'42" West a distance of 115.00 feet;
4) South 00°28'18" East a distance of 325.15 feet to a point on a non-tangent curve;
5) Around a curve to the right having a radius of 100.00 feet (said curve subtended by a chord which bears North 74°39'48" West, a distance of 14.44 feet) and an arc length of 14.45 feet to a point of reverse curvature;
6) Around a curve to the left having a radius of 150.00 feet (said curve subtended by a chord which bears North 71°22'25" West, a distance of 4.45 feet) and an arc length of 4.45 feet;
7) South 17°46'35" West a distance of 50.00 feet;
8) South 00°28'18" East a distance of 174.97 feet to a point on the South line of said S.E. ¼;

THENCE South 89°31'42" West along said South line a distance of 245.97 feet to the POINT OF BEGINNING.

Said tract contain 14.73 acres, more or less.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	18°14'33"	125.00'	39.81'	20.08'	N 81°35'59" E	39.64'
C2	19°56'54"	125.00'	43.50'	21.98'	N 79°33'15" E	43.30'
C3	19°56'54"	125.00'	43.50'	21.98'	S 79°33'15" W	43.30'
C4	43°01'44"	125.00'	93.85'	49.28'	S 68°57'26" E	91.68'
C5	43°20'58"	125.00'	94.57'	49.68'	N 69°07'02" W	92.33'
C6	36°52'12"	25.00'	16.09'	8.33'	S 31°05'36" W	15.81'
C7	126°52'12"	50.00'	110.71'	100.00'	S 63°54'24" E	89.44'
C8	126°52'12"	50.00'	110.71'	100.00'	S 63°47'48" W	89.44'
C9	36°52'12"	25.00'	16.09'	8.33'	S 74°00'12" E	15.81'
C10	130°11'23"	50.00'	126.78'	130.80'	S 21°22'36" E	93.42'
C11	49°13'49"	50.00'	42.96'	11.18'	N 23°37'01" E	80.41'

LINE TABLE

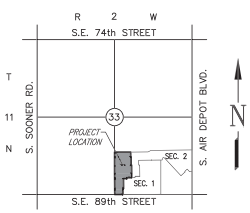
LINE	BEARING	DISTANCE
L1	S 00°28'18" E	10.00'
L2	N 89°31'42" W	10.00'
L3	N 89°31'42" E	10.00'
L4	N 89°12'30" E	20.08'

TOTAL LOTS

73

SET 1/2" I.P.'S W/ CA 6333 CAP ON ALL PROPERTY CORNERS.

THE BASIS OF BEARING FOR THIS PLAT IS S 89°31'42" W ALONG THE SOUTH LINE OF SECTION 33, T11N, R2W, I.M.



LOCATION MAP

SCALE: 1" = 2000'

NOTES:

1. A SIDEWALK IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE REQUIRED ON EACH LOT AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS WILL BE CONSTRUCTED ALONG ALL STREET FRONTAGES. SIDEWALKS WILL ALSO BE CONSTRUCTED BY THE DEVELOPER ALONG THE STREET FRONTAGE OF COMMON AREAS PRIOR TO THE ISSUANCE OF ANY OCCUPANCY CERTIFICATES. THE CONSTRUCTION PLANS FOR EACH FINAL PLAT ADJOINING THE COMMON AREAS SHALL PROVIDE FOR THESE SIDEWALKS. ALL SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS.
2. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY, ARTERIAL LANDSCAPING WITH IT'S IRRIGATION SYSTEM, AND AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE MANDATORY PROPERTY OWNERS ASSOCIATION OF ABBOTT LAKE ADDITION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE-RELATED COMMON AREAS. AMENITIES SHALL BE PROVIDED IN COMMON AREAS THAT DO NOT IMPEDE DRAINAGE FLOWS.
3. ALL RESIDENTIAL LOTS WITH GARAGE FRONTS THAT FACE THE STREET AND THAT LIE FORWARD OF THE MAIN FRONT WALL OF THE HOUSE WILL BE REQUIRED TO HAVE TWO 1-1/2 INCH CALIPER TREES OR ONE 3 INCH CALIPER TREE PLANTED IN THE FRONT YARD.
4. ALL R-1 LOTS HAVE A MINIMUM WIDTH OF 50' MEASURED AT THE FRONT BUILDING LINE.
5. DEVELOPER WILL INSTALL ARTERIAL LANDSCAPING AND IRRIGATION SYSTEM IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
6. A MANDATORY PROPERTY OWNER'S ASSOCIATION IS REQUIRED.
7. THE FRONT BUILDING LINES SHALL BE 14' UNLESS OTHERWISE NOTED. THE GARAGES WILL HAVE A MINIMUM 20' SETBACK REQUIREMENT.

LNA = LIMITS OF NO ACCESS
N.R. = NON RADIAL
D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
-1000- = ADDRESS

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S SURVEY FEET.

Date: November 16, 2022

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