

PRELIMINARY PLAT
of

HARBOR LANDING

BEING A PART OF SE/4, SEC. 31, T12N, R5W, I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

NOTES:

- All improvements within street right-of-way, and aerial landscaping with its irrigation system, shall be maintained by the Property Owners Association within HARBOR LANDING.
- Maintenance of all common areas and private drainage easements within HARBOR LANDING shall be the responsibility of the Property Owners Association. The Association shall be responsible for the maintenance of all other structures, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the drainage system. The Association shall be responsible for the maintenance of all structures intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, patios, and other structures shall be maintained and installed in a manner to meet the requirements specified above.

LEGAL DESCRIPTION

A tract of land being a part of the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian (31), Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°03'01" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 1,103.04 feet;

THENCE South 89°56'59" West, departing said East line, a distance of 50.00 feet to the right-of-way line of Cemetery Road, said point being the POINT OF BEGINNING;

THENCE continuing South 89°56'59" West, a distance of 688.00 feet to a point on the East line of the recorded plat SETTLERS RIDGE SECTION 7;

THENCE North 00°03'01" West, along and with the East line of said plat SETTLERS RIDGE SECTION 7, a distance of 267.50 feet to the Northeast (NE) Corner of said plat SETTLERS RIDGE SECTION 7 and the Northwest (SW) Corner of the recorded plat THE SPRINGS AT SETTLERS RIDGE;

THENCE along and with the South line of said plat THE SPRINGS AT SETTLERS RIDGE the following two (2) calls:

1. North 89°56'49" East, a distance of 573.06 feet;
2. South 45°23'09" East, a distance of 35.10 feet to a point on the West right-of-way line of Cemetery Road

THENCE South 00°03'01" East, along and with the West right-of-way line of Cemetery Road, a distance of 251.23 feet to the POINT OF BEGINNING.

Containing 162,265 square feet or 3.7251 acres, more or less.

Beats of Bearing: Odd North established by state plane datum (Oklahoma State Plane Datum, NAD 83), and the following: The North line of Section Thirty-one (31), Township Twelve (12) North, Range Five (5) West, having a bearing of North 00°03'01" West.

OWNER / DEVELOPER

HARBOR HOMES INC.
480 MERCHANT DR.
NORMAN, OK 73069
(405) 790-0629

ENGINEER

JOHNSON & ASSOCIATES, INC.
1 E. SHERIDAN AVE., SUITE 200
OKLAHOMA CITY, OKLAHOMA 73104
(405) 235-8075

TOTAL ACRES = 3.7251

TOTAL UNITS = 34

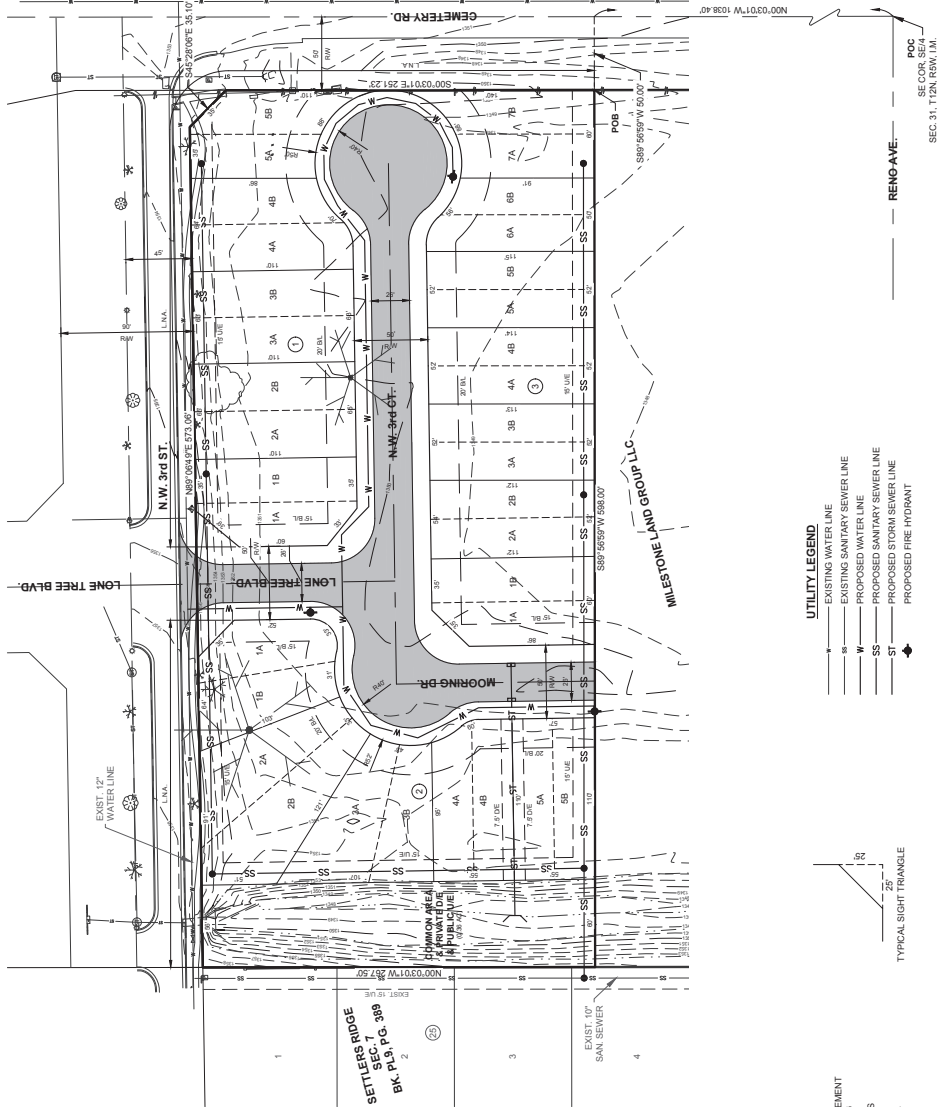
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HARBOR LANDING

JOHNSON & ASSOCIATES
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Certified Professional Engineer - Exp. Date 06-30-2025



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UTILITY LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED FIRE HYDRANT

LEGEND

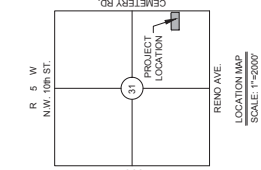
- POC = POINT OF COMMENCEMENT
- PGB = POINT OF BEGINNING
- RW = RIGHT OF WAY
- BL = BUILDING LIMIT LINE
- UE = UTILITY EASEMENT
- DIE = DRAINAGE EASEMENT



TYPICAL SIGHT TRIANGLE



0 40' 80'



LOCATION MAP
SCALE: 1"=2000'