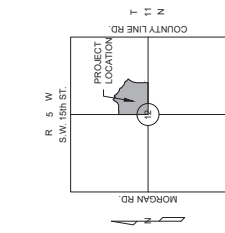


BELLFLOWER SECTION 2

BASIS OF BEARING
Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83).
The East line of the NE/4 of Section Twelve (12), Township Eleven (11) North, Range Five (5) West having a bearing of South 00°04'38" West.



S.W. 29th ST.
LOCATION MAP
SCALE: 1"=2000'

- NOTES:**
1. All interpretations within attached map and of aerial interpretation with its impaction survey, shall be maintained by the Property Owners Association within BELFLOWER SECTION 2.
 2. Maintenance of all common areas and private drainage easements within BELFLOWER SECTION 2 shall be the responsibility of the Property Owners Association. No encroachments, storage of materials, grading, or other activities shall be permitted on the easement. The easement shall not be used for any purpose that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, and shall be placed within the common areas intended for use by the residents of the subdivision. The easement shall be clearly shown. Certain amenities such as, but not limited to, trees, benches, fountains, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
 3. Tree preservation easements shown on the first plat shall be maintained to protect the natural habitat and the existing tree canopy from further encroachment by leaving the area in its natural condition. Undergrowth shall be removed. The removal of trees shall only occur when the removal of trees is deemed to be a hazardous condition.
 4. A sidewalk shall be required on each lot front to a local and/or collector street. The sidewalk will be required at the building permit stage and shall be financed by the owner of the property. The sidewalk shall be constructed in accordance with the ordinance of the City of Oklahoma City.

******* NOTE *******

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE SURVEYOR THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATUTES.



- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET NAIL IN "1484 J. SHINER" UNLESS OTHERWISE NOTED

LEGEND:

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
STAT R/W = STATUTORY RIGHT OF WAY
LNA = LIMITS OF NO ACCESS
NR = NOT RADIAL
TL = TOTAL LENGTH
BL = BUILDING LIMIT LINE
L/UE = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D & UE = DRAINAGE & UTILITY EASEMENT
TDE = TREE PRESERVATION EASEMENT

Curve Table					Chord Length		Delta	
Curve #	Length	Tangent	Tangent	Chord Length	Delta			
C1	41.37	126.00	23.89	47.37	N37°07.24'E		002°06.44'	
C2	43	462.33	680.07	227.51	S19°19.94'W		041°28.99'	
C3	44	192.19	300.00	99.52	S62°04.22'E		006°10.22'	
C4	45	22.75	200.00	11.39	N37°10.03'W		039°07.14'	
C5	46	447.76	600.00	260.61	S58°01.22'W		064°09.44'	
C6	47	970.00	109.31	217.44	S32°23.01'W		072°51.33'	
C7	48	170.75	126.00	85.59	N34°17.59'E		007°45.52'	
C8	49	312.47	300.00	172.68	S60°15.12'E		059°03.25'	
C9	50	12.81	18.00	6.69	S68°11.48'W		040°07.13'	
C10	51	5.04	52.00	4.53	S52°46.89'W		009°07.34'	
C11	52	516.3	52.00	28.17	S98°12.17'W		006°33.04'	
C12	53	344.2	52.00	17.87	S38°03.38'		037°05.46'	
C13	54	48.89	52.00	28.42	N47°29.20'E		053°32.06'	
C14	55	13.10	52.00	6.56	N33°29.40'E		044°25.99'	
C15	56	12.81	18.00	6.69	N29°29.06'E		040°07.13'	
C16	57	21.03	25.00	11.18	S01°52.26'W		048°11.23'	
C17	58	19.82	52.00	10.04	S07°51.44'E		022°30.04'	
C18	59	380.7	50.00	20.01	S31°18.90'W		043°07.23'	
C19	60	39.07	50.00	20.01	S74°55.54'W		043°07.26'	
C20	61	314.3	50.00	16.26	N65°14.44'W		038°01.17'	
C21	62	305.1	50.00	15.79	N29°45.99'W		034°07.55'	
C22	63	27.29	50.00	13.95	N28°01.92'E		031°16.90'	
C23	64	549.1	50.00	30.59	N45°27.28'E		062°50.02'	
C24	65	1.08	50.00	0.54	N67°32.14'E		001°14.31'	
C25	66	21.03	25.00	11.18	N59°03.48'W		048°11.23'	

Line Table			
Line #	Length	Direction	
L1	35.30	540°26.90"E	
L2	35.30	540°24.30"E	
L3	34.89	540°39.93"E	
L4	36.82	541°20.27"E	
L5	34.89	540°05.09"E	
L6	35.30	540°05.09"E	
L7	35.30	540°54.91"E	
L8	35.36	541°54.31"W	
L9	35.30	540°05.09"E	
L10	35.30	540°05.09"E	
L11	35.30	541°54.31"E	
L12	34.81	579°59.23"W	
L13	36.02	571°13.13"W	
L14	34.65	579°43.52"W	
L15	36.28	579°39.62"W	
L16	34.33	579°33.69"W	
L17	34.89	N58°13.41"E	
L18	16.69	N58°23.31"E	
L19	37.54	N58°05.80"W	
L20	37.34	N58°05.80"W	
L21	37.34	N60°42.98"W	
L22	36.87	S01°14.55"E	
L23	36.86	N60°11.27"W	
L24	36.09	S09°06.47"W	
L25	20.02	N60°25.35"W	
L26	35.47	N60°25.32"W	

BELLFLOWER SECTION 2

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Certificate of Authorization #1494 Exp. Date 09-30-2022