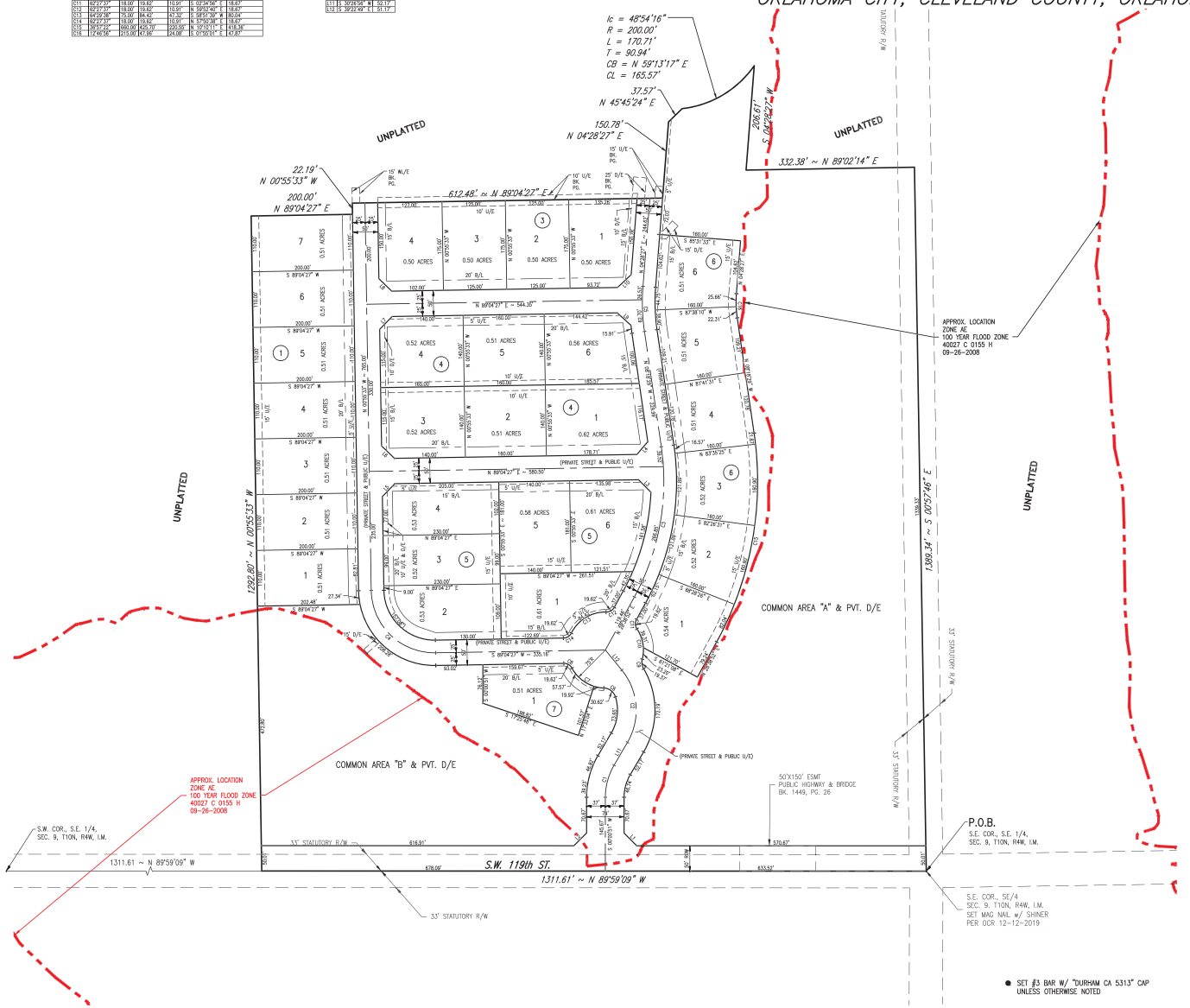
FINAL PLAT
MANNING ESTATES SECTION 1
A PART OF THE S.E. 1/4, SECTION 9, T10N, R4W, I.M.
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	30°26'05"	125.00'	66.40'	34.00'	S 15°13'54" W	65.62'
C2	69°46'45"	125.00'	152.24'	87.25'	N 04°27'56" W	143.03'
C3	36°52'22"	475.00'	305.76'	158.73'	N 70°10'11" E	301.09'
C4	90°00'00"	125.00'	196.35'	125.00'	S 45°55'33" E	176.78'
C5	12°46'56"	400.00'	89.24'	44.80'	S 01°32'01" E	89.05'
C6	10°10'06"	99.00'	17.58'	8.81'	N 52°35'05" W	28.74'
C7	59°12'11"	75.00'	77.50'	42.61'	S 58°04'02" E	74.09'
C8	62°27'31"	18.00'	19.62'	10.91'	N 59°41'49" W	18.67'
C9	44°23'08"	25.00'	19.37'	10.20'	S 09°15'16" E	18.89'
C10	42°49'10"	75.00'	62.51'	33.07'	N 09°58'19" W	60.71'
C11	62°27'31"	18.00'	19.62'	10.91'	S 02°34'56" E	18.67'
C12	62°27'31"	18.00'	19.62'	10.91'	N 59°52'40" E	18.67'
C13	64°29.38"	75.00'	84.42'	47.38'	S 58°51'38" W	80.04'
C14	62°27'31"	18.00'	19.62'	10.91'	N 57°06'28" E	18.67'
C15	19°21'24"	980.00'	325.70'	329.00'	N 10°12'11" E	419.38'
C16	12°46'56"	419.00'	93.46'	46.98'	N 01°32'01" E	91.87'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°58'09" W	35.36'
L2	N 45°01'51" E	35.36'
L3	N 44°55'06" W	34.15'
L4	N 45°22'53" E	33.01'
L5	S 44°04'27" W	35.36'
L6	N 45°55'33" W	35.36'
L7	S 44°04'27" W	35.36'
L8	N 45°55'33" W	35.36'
L9	N 47°42'08" W	36.43'
L10	N 42°48'27" E	36.98'
L11	S 32°26'58" W	52.17'
L12	S 39°22'48" E	51.17'



● SET #3 BAR W/ "DURHAM CA 5313" CAP UNLESS OTHERWISE NOTED

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

LEGAL DESCRIPTION:

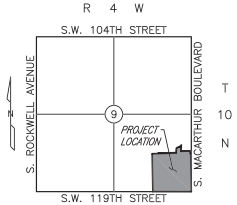
Being a tract of land lying in the Southeast (S.E. ¼), of Section Nine (9), Township Ten North (T10N), Range Four West (R4W), of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

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

THENCE North 89°59'09" West along the South line of said S.E. ¼ a distance of 1311.61 feet;
THENCE North 00°55'33" West a distance of 1292.80 feet;
THENCE North 89°04'27" East a distance of 200.00 feet;
THENCE North 00°55'33" West a distance of 22.19 feet;
THENCE North 89°04'27" East a distance of 612.48 feet;
THENCE North 04°28'27" East a distance of 150.78 feet;
THENCE North 45°45'24" East a distance of 37.57 feet to a point on a non-tangent curve;
THENCE around a curve to the left having a radius of 200.00 feet (said curve subtended by a chord which bears North 59°13'17" East, a distance of 165.57 feet) and an arc length of 170.71 feet;
THENCE South 04°28'27" West a distance of 206.61 feet;
THENCE North 89°02'14" East a distance of 332.38 feet to a point on the East line of said S.E. ¼;
THENCE South 00°57'46" East along said East line a distance of 1389.34 feet to the POINT OF BEGINNING.
Said tract contains 40.93 acres, more or less.

SCALE: 1" = 100'

The bearing of North 00°00'19" East as shown on the West Section line was used as the basis of bearing for this survey.



Location Map
SCALE: 1"=2000'

TOTAL LOTS
32

NOTES:

1. A MANDATORY PROPERTY OWNER'S ASSOCIATION IS REQUIRED.
2. 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 FRONTAGES. SIDEWALKS WILL ALSO BE CONSTRUCTED ALONG AND ADJACENT TO COMMON AREAS BY THE DEVELOPER PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE. 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.
3. FRONT YARD BUILDING LINE SETBACKS ARE 20'. SIDE YARD BUILDING LINE SETBACKS FOR EXTERIOR LOTS ARE 15' AND SIDE YARD SETBACKS FOR INTERIOR LOTS ARE 5'.
4. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS AND ARTERIAL LANDSCAPING WITH ITS IRRIGATION SYSTEM WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF THE MANNING ESTATES.
5. RECREATIONAL AMENITIES SUCH AS PLAYGROUND EQUIPMENT, ETC. WILL BE PLACED IN THE COMMON AREAS. IN COMMON AREAS INTENDED FOR DRAINAGE CONTROL, THESE AMENITIES WILL BE PASSIVE AND WILL NOT AFFECT DRAINAGE.
6. CLASS "C" ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.
7. THE DEVELOPER SHALL INSTALL ARTERIAL LANDSCAPING AND IRRIGATION FACILITIES IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN SUBMITTED WITH THE FINAL PLAT PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
8. ALL OF THE ABOVE NOTES REGARDING ACCESS, SIDEWALKS, MAINTENANCE OF COMMON AREAS AND MEDIANS AND ARTERIAL LANDSCAPING WILL BE PLACED ON THE SUBSEQUENT FINAL PLATS.

ROW = RIGHT OF WAY
ONG/E = OKLAHOMA NATURAL GAS EASEMENT
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
-1000- = ADDRESS

Date: November 28, 2022

SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106
PH.:(405)232-7715
Oklahoma CA#464 Exp.: 6-30-2023