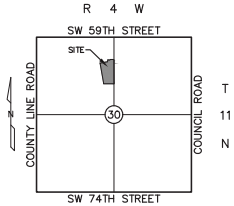
FINAL PLAT
OF
OKC 152 & 59

BEING A PART OF THE NORTHWEST QUARTER (NW/4), OF SECTION THIRTY (30), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

DEVELOPER:
WRW, LLC
13812 WIRELESS WAY
OKC 73134

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA: 7.34 ACRES
CURRENT ZONING: PUD-1933
NUMBER OF LOTS: 6
NUMBER OF BLOCKS: 1



LOCATION MAP
SCALE: 1"=2000'

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 30, T11N, R4W, I.M. HAVING A PLATTED BEARING OF N 89°55'16" W

PLAT NOTES:

1. THE BUILDING LIMIT LINE FOR LOT 1 IS MEASURED FROM THE PD/AE.
2. THE PRIVATE DRIVE/ACCESS EASEMENT SHOWN HEREON PROVIDES ACCESS TO ALL LOTS AND LEGAL FRONTAGE TO LOT 1, BLOCK 1. THE MAINTENANCE OF THE PRIVATE DRIVE WITHIN THE PRIVATE DRIVE/ACCESS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE PLAT. THE PRIVATE DRIVE/ACCESS EASEMENT SHALL REMAIN OPEN AND/OR ACCESSIBLE FOR EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES. PARKING IS NOT PERMITTED WITHIN SAID EASEMENT; HOWEVER, MANEUVERING FOR PARKING IS PERMITTED.
3. THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
4. CENTERLINE OF RIGHT OF WAY MONUMENTS SHALL BE AS FOLLOWS:

   MAGNETIC NAIL WITH SHINER STAMPED "DURHAM CA 5313" FOR ALL PAVED SURFACES OR #3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED FOR ALL UNPAVED SURFACES
5. THE FINAL PLAT BOUNDARY AND LOT CORNER MONUMENTS SHALL BE AS FOLLOWS:

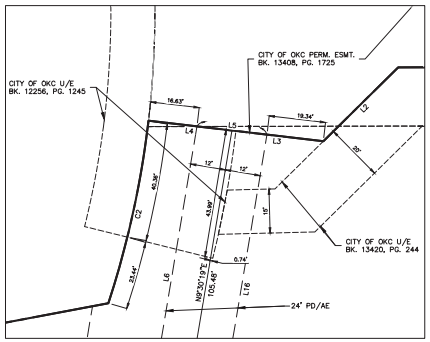
   #3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED

LOT LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S45°07'23"E	35.36'
L2	N45°24'12"E	35.83'
L3	S83°18'34"E	31.36'
L4	S83°18'34"E	28.64'

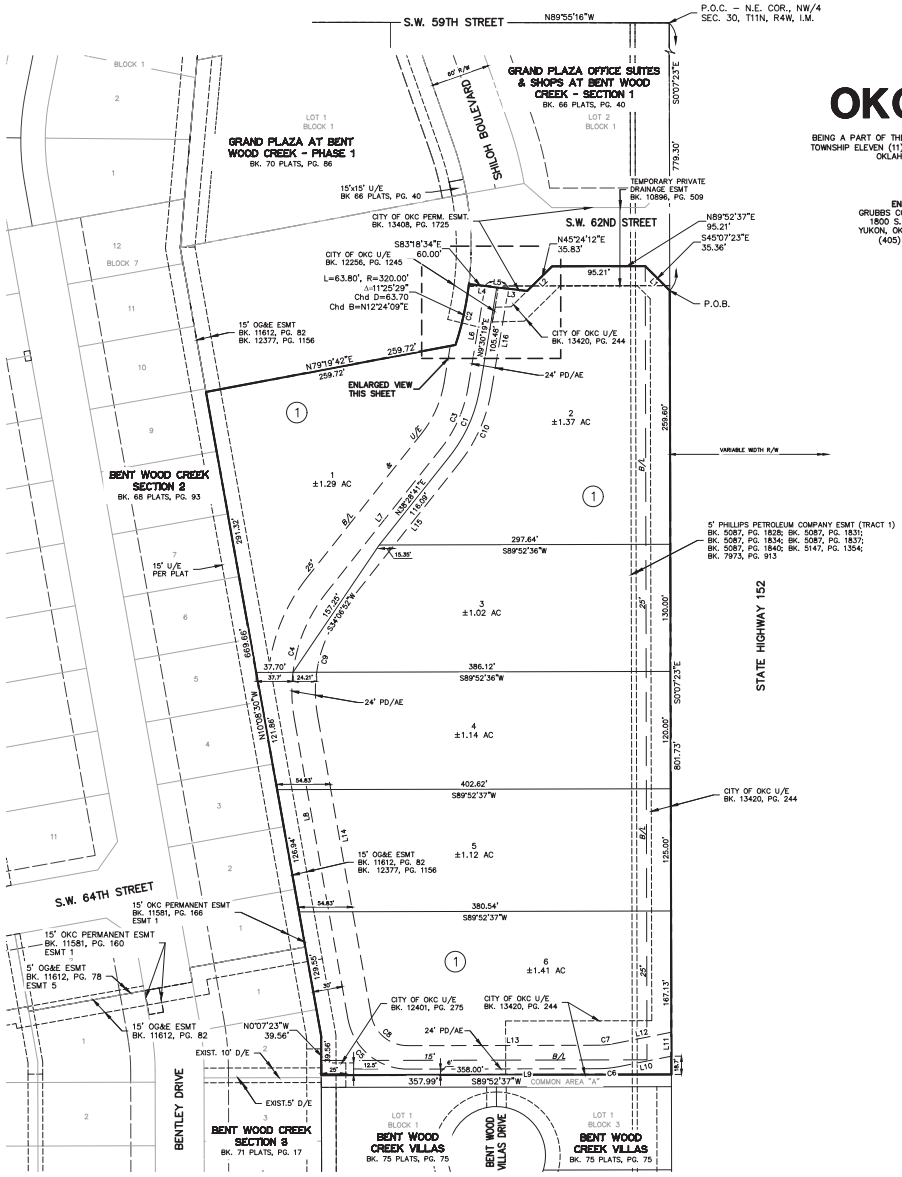
LOT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	150.00'	75.85'	28°58'22"	N23°59'30"E	75.04'
C2	320.00'	63.81'	11°25'29"	N12°24'16"E	63.70'

PD/AE LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	N83°18'34"W	24.03'
L6	S9°30'19"W	104.89'
L7	S38°28'41"W	188.09'
L8	S10°08'29"E	311.63'
L9	N89°52'37"E	194.29'
L10	N78°43'08"E	54.67'
L11	N0°07'29"W	24.46'
L12	S78°43'08"W	59.40'
L13	S89°52'37"W	194.29'
L14	N10°08'29"W	311.63'
L15	N38°28'41"E	188.09'
L16	N9°30'19"E	106.07'

PD/AE CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C3	138.00'	69.78'	28°58'22"	S23°59'30"W	69.04'
C4	162.00'	137.47'	48°37'10"	S14°10'06"W	133.38'
C5	62.00'	86.55'	79°58'54"	S50°07'56"E	79.69'
C6	112.00'	21.81'	11°09'29"	N84°17'52"E	21.78'
C7	88.00'	17.14'	11°09'29"	S84°17'52"W	17.11'
C8	38.00'	53.05'	79°58'54"	N50°07'56"W	48.84'
C9	138.00'	117.10'	48°37'10"	N14°10'06"E	113.62'
C10	162.00'	81.92'	28°58'22"	N23°59'30"E	81.05'



ENLARGED VIEW
SCALE: 1"=20'



OG&E=OKLAHOMA GAS AND ELECTRIC
CA=COMMON AREA
PG=PAGE
BK=BOOK
R/W = RIGHT-OF-WAY
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
PD/AE = PRIVATE DRIVE/ACCESS EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
PD/E = PRIVATE DRAINAGE EASEMENT
ESMT = EASEMENT
O = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
● = SET #3 BAR W/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED
(X) BLOCK NO.

DURHAM SURVEYING, INC.
1800 SOUTH SARA ROAD, YUKON, OKLAHOMA 73099
Ph. (405) 265-3404 Fax (405) 265-0649 CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2024

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

DATE OF PREPARATION: 1/25/2023