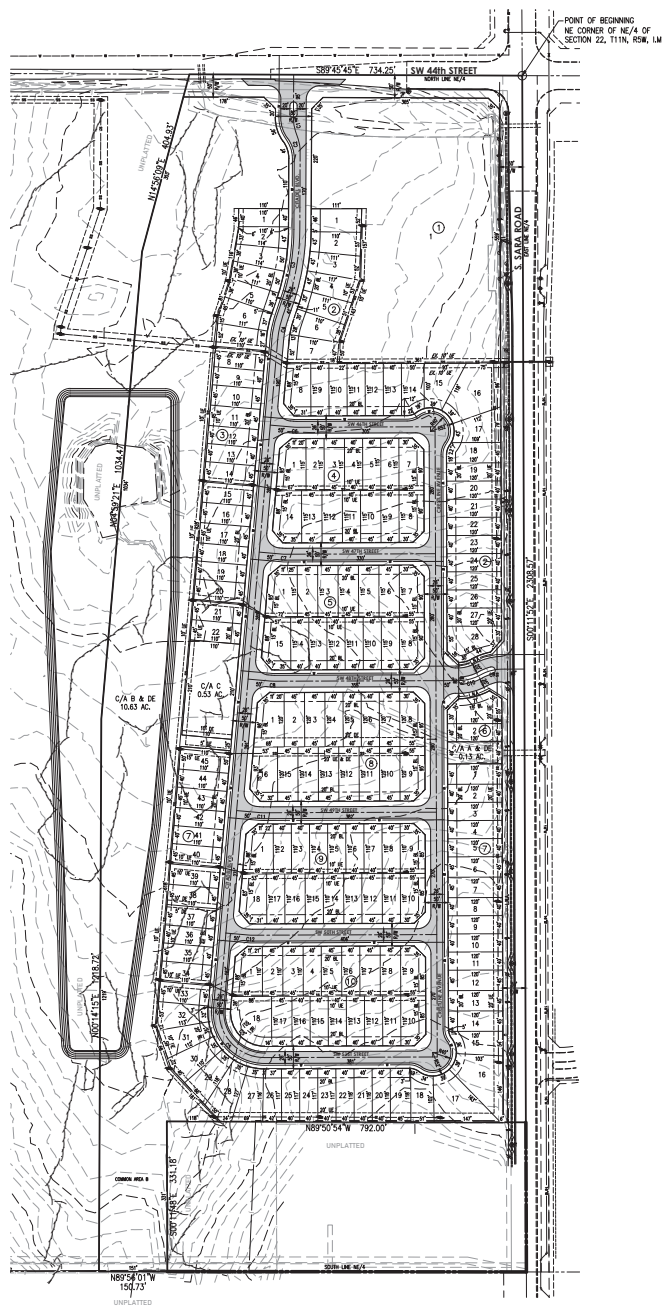
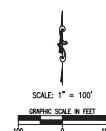
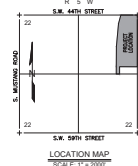


PRELIMINARY PLAT
OF
CAMBRIA
A PART OF THE NE/4 OF SECTION 22, T11N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	38.88	100.00	0.021794°	S19°55' 42"E	38.73
C2	38.88	100.00	0.021794°	N10°55' 42"W	38.73
C3	158.56	500.00	0.017105°	N69°22' 48"E	158.88
C4	47.24	200.00	0.013379°	S11°45' 21"W	47.13
C5	168.13	100.00	0.051113°	N42°36' 15"W	142.88
C6	8.05	100.00	0.001113°	S87°36' 15"E	8.05
C7	8.05	100.00	0.001113°	N87°36' 15"E	8.05
C8	8.05	100.00	0.001113°	N87°36' 15"E	8.05
C9	50.54	100.00	0.038518°	S19°18' 29"W	50.00
C10	50.54	100.00	0.038518°	S19°18' 29"W	50.00
C11	8.05	100.00	0.001113°	S87°36' 15"E	8.05
C12	8.05	100.00	0.001113°	S87°36' 15"E	8.05

LEGEND	
BL	BUILDING LIMIT LINE
DE	DRAINAGE EASEMENT
EX	EXISTING
L.N.A.	LIMITS OF NO ACCESS
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
UE	UTILITY EASEMENT
(REC.)	RECREATIONAL COMMON AREA
(DR.)	DRAINAGE RELATED COMMON AREA
PAE	PEDESTRIAN ACCESS EASEMENT

NOTES

MAINTENANCE OF THE COMMON AREAS AND LANDSCAPINGS IN PUBLIC AREAS OF ANY BUILDING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIALS, GARBAGE, FILL, OR OTHER OBSTACLES SHALL BE PLACED IN OR NEAR THE COMMON AREAS. WITHIN THE DRAWING RELATIVE TO COMMON AREAS AND/OR DRAINAGE AREAS SHOWING THE LOCATION OF EXISTING AND PROPOSED DRAINAGE, THE PROPERTY OWNERS ASSOCIATION, SHALL BE REQUIRED TO INSTALL IN A MANNER TO MEET THE REQUIREMENTS OF THE CITY OF CHICAGO.

A SIDEWALK SHALL BE REQUIRED ON EACH LOT AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.

SIDEWALKS ALONG COMMON AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH SIDEWALKS.

IF THE GARAGE FRONT IT IS DESIGNED SO THAT THE GARAGE DOOR EXTENDS BEYOND THE FRONT WALL OF THE BUILDING, SOMETHING MUST BE PROVIDED TO PROTECT THE FRONT WALL OF THE BUILDING. THIS CAN BE A WALL OR CURTAIN WALL OR A WALL WITH GLASS. THE GARAGE DOOR MUST BE PROVIDED WITH CHAIN DRIPS IN THE FRONT WALL, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ALL EXISTING AND PROPOSED EASEMENTS TIE TO LOT CORNERS ON FINAL PLANS.

A MINIMUM .025 ADJ OF RECREATIONAL AREA AND FACILITIES SHALL BE PROVIDED BY THE DEVELOPER. THE RECREATIONAL FACILITIES SHALL INCLUDE PLAYGROUND EQUIPMENT AND PARK BENCHES.

LEGAL DESCRIPTION

A tract of said estate with the Northeast Corner (NE1/4) of Section Twenty-two (22), Township Denver North (T11N), Range Five West (09R) of the Indian Meridian (N4), Oklahoma City, Canadian County, Oklahoma being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said NE1/4;

5001°10'27" along the East line of said NE1/4 a distance of 3308.57 feet;

NE07°05'00" a distance of 792.00 feet;

5001°14°07" a distance of 3311.16 feet to a point on the South line of said NE1/4;

NE09°05'00" along said South line a distance of 1003.47 feet;

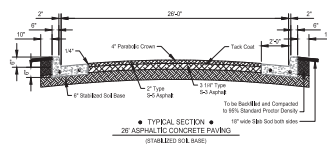
NE01°15'51" a distance of 1218.72 feet;


NE04°21'12" a distance of 1504.74 feet;

N14°09'00" a distance of 4048.33 feet to a point on the North line of said NE1/4;

NE08°05'00" along said North line a distance of 734.25 feet to the POINT OF BEGINNING.

Said tract contains 2,102,599 Sq Ft or 48.27 Acres, more or less.



CAMBRIA - PRELIMINARY PLAT	
 <p>Crafton Tull architecture engineering surveying 405.787.4201 405.787.4201 www.craftontull.com</p>	<p>300 Parkside Parkway Blvd. Tukon, Oklahoma 73099</p> <p>SHEET NO: 1 of 1 DATE: 05/05/23 PROJECT NO: 23602600</p>