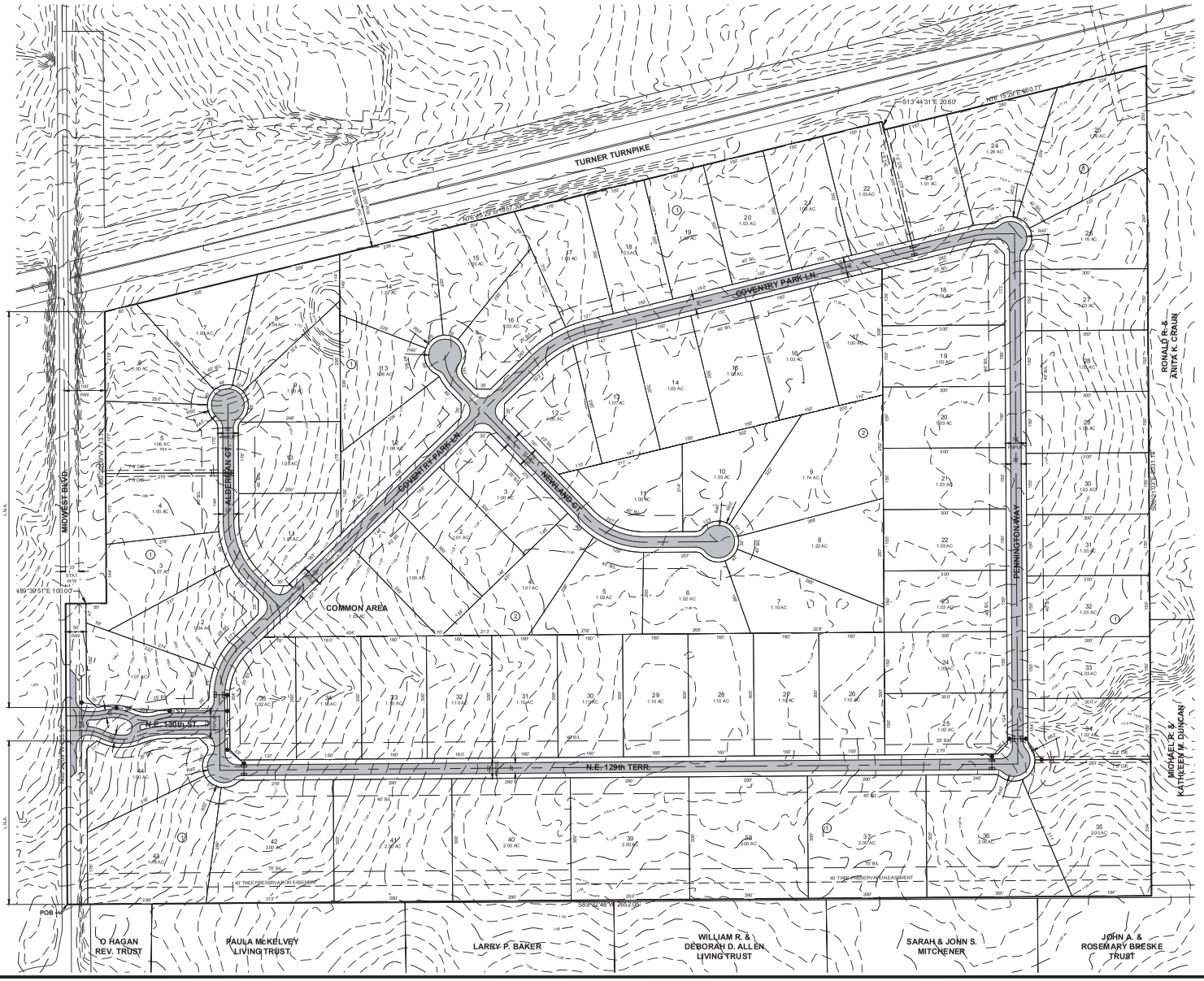
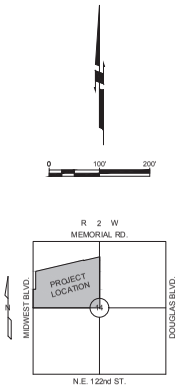
PRELIMINARY PLAT

of

COVENTRY PARK

BEING A PART OF THE NW/4, SEC. 14, T13N, R2W, I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA





LOCATION MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

A tract of land in the Northwest Quarter (NW/4) of Section Fourteen (14), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian to Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Southwest Corner of the NW/4 of said Section 14; Thence N00°20'09"W along the West line of said NW/4 a distance of 735.90 feet to a point on Interstate 44 Right-of-Way; Thence N89°39'51"E along Interstate 44 Right-of-Way a distance of 100.00 feet; Thence N00°20'09"W along Interstate 44 Right-of-Way a distance of 713.70 feet; Thence N76°15'29"E along Interstate 44 Right-of-Way a distance of 1957.30 feet; Thence S13°44'31"E along Interstate 44 Right-of-Way a distance of 20.60 feet; Thence N76°15'29"E along Interstate 44 Right-of-Way a distance of 660.77 feet to a point on the East line of said NW/4; Thence S00°21'03"E along the East line of said NW/4 a distance of 2031.14 feet to the Southeast Corner of said NW/4; Thence S89°32'48"W along the South line of said NW/4 a distance of 2652.05 feet to the Southwest Corner of said NW/4 and to the Point of Beginning.

OWNER / DEVELOPER

COVENTRY ACRES, LLC

101 N.E. 70th ST.

OKLAHOMA CITY, OK 73105

ENGINEER

JOHNSON & ASSOCIATES, INC.

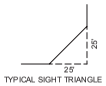
1 E. SHERIDAN AVE., SUITE 200

OKLAHOMA CITY, OKLAHOMA 73104

(405) 235-8075

LEGEND:

POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
STAT. R/W = STATUTORY RIGHT OF WAY
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LIMIT LINE
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
D & U/E = DRAINAGE & UTILITY EASEMENT
TPE = TREE PRESERVATION EASEMENT
PSPUE = PRIVATE STREET & PUBLIC UTILITY EASEMENT



TYPICAL SIGHT TRIANGLE

NOTES:

1. All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within COVENTRY PARK.
2. Maintenance of all common areas and private drainage easements within COVENTRY PARK shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
3. All streets are private and shall be maintained by the Property Owners Association.
4. The tree preservation easements shown on the final plat shall be maintained by each individual lot owner. The purpose and intent of the easement is to protect the natural habitat and existing tree canopy from further encroachment by leaving the area in its natural condition. Undergrowth may be maintained so long as the existing tree canopy is preserved. Penalties and enforcement shall be determined through the Coventry Park Covenants, Conditions and Restrictions (CC&R's).

TOTAL ACRES = 103.9438

TOTAL UNITS = 79

PRELIMINARY PLAT
of
COVENTRY PARK

Johnson & Associates
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Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8076 www.jaok.com
Certificate of Authorization #1444 Exp. Date: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •

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