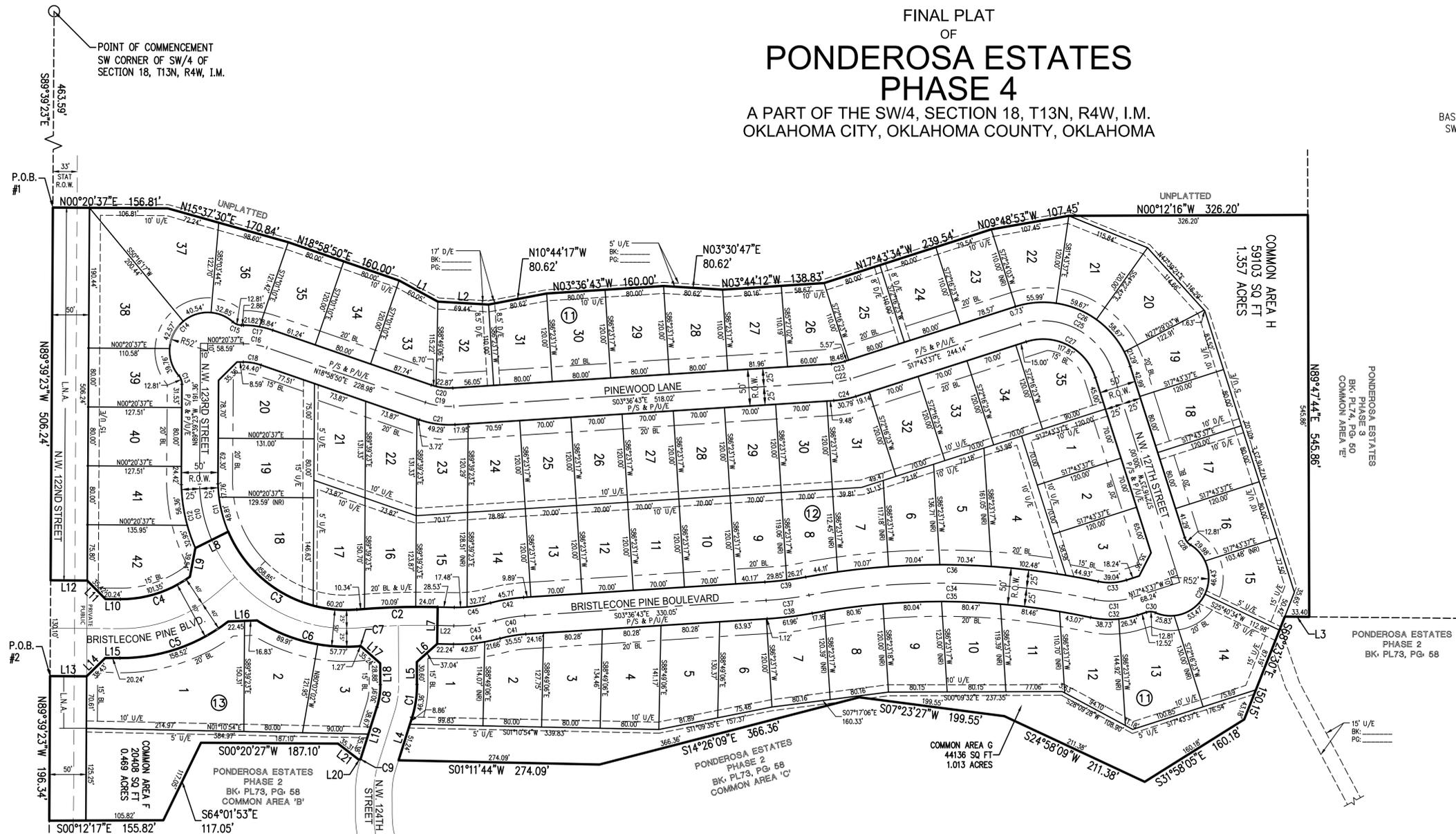
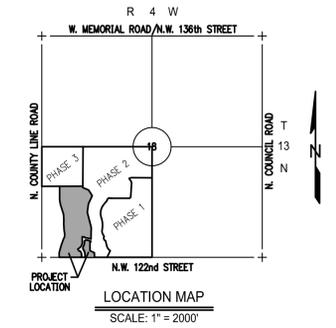
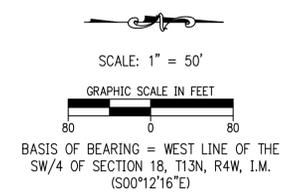


FINAL PLAT OF PONDEROSA ESTATES PHASE 4

A PART OF THE SW/4, SECTION 18, T13N, R4W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



LEGEND	
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
(NR)	NONRADIAL LINE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
P/S & P/U/E	PRIVATE STREET AND PUBLIC UTILITY EASEMENT

- NOTES**
- 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.
 - CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973"
 - PROPERTY CORNER MONUMENTS SHALL BE:
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
 - A SIDEWALK IS REQUIRED ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY FOR THE APPLICABLE LOT.
 - TWO 1 1/2 INCH CALIPER TREES, OR ONE 3-INCH CALIPER TREE, SHALL BE PLANTED IN THE FRONT YARD OF ALL LOTS WHERE THE GARAGE EXTENDS BEYOND THE FRONT WALL OF A RESIDENCE, TOWARDS THE STREET RIGHT-OF-WAY.
 - MAINTENANCE OF COMMON AREAS, ISLANDS/MEDIANS, PRIVATE STREETS, AND PRIVATE DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNERS WITHIN THE DEVELOPMENT. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN DRAINAGE RELATED COMMON AREAS OR DRAINAGE EASEMENTS.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	46.36'	150.00'	017°42'36"	N81° 20' 51"W
C2	110.38'	1025.00'	006°10'13"	S01° 44' 36"E
C3	219.05'	175.00'	071°43'03"	S31° 01' 49"W
C4	101.35'	160.00'	036°17'39"	S07° 18' 23"W
C5	158.52'	240.00'	037°50'34"	N18° 34' 50"W
C6	147.68'	225.00'	037°36'20"	N13° 58' 27"E
C7	1.27'	975.00'	000°04'29"	N04° 47' 28"W
C8	30.91'	100.00'	017°42'36"	S81° 20' 51"E
C9	0.69'	150.00'	000°15'43"	S72° 37' 24"E
C10	77.89'	200.00'	022°18'45"	S77° 38' 07"W
C11	66.57'	175.00'	021°47'44"	S77° 47' 12"W
C12	89.31'	225.00'	022°44'33"	S77° 30' 32"W
C13	12.81'	18.00'	040°47'13"	S69° 57' 00"W
C14	155.72'	52.00'	171°34'27"	N44° 39' 23"W
C15	12.81'	18.00'	040°47'13"	N20° 44' 14"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C16	32.53'	100.00'	018°38'13"	S09° 39' 44"W
C17	40.66'	125.00'	018°38'13"	N09° 39' 44"E
C18	24.40'	75.00'	018°38'13"	N09° 39' 44"E
C19	39.43'	100.00'	022°35'33"	S07° 41' 04"W
C20	29.57'	75.00'	022°35'33"	N07° 41' 04"E
C21	49.29'	125.00'	022°35'33"	N07° 41' 04"E
C22	24.64'	100.00'	014°06'54"	S10° 40' 10"E
C23	18.48'	75.00'	014°06'54"	N10° 40' 10"W
C24	30.79'	125.00'	014°06'54"	N10° 40' 10"W
C25	157.08'	100.00'	090°00'00"	S27° 16' 23"W
C26	196.35'	125.00'	090°00'00"	N27° 16' 23"E
C27	117.81'	75.00'	090°00'00"	N27° 16' 23"E
C28	12.81'	18.00'	040°47'13"	N51° 52' 46"E
C29	155.72'	52.00'	171°34'27"	S62° 43' 37"E
C30	12.81'	18.00'	040°47'13"	S02° 40' 00"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C31	52.05'	100.00'	029°49'20"	S02° 48' 57"E
C32	65.06'	125.00'	029°49'20"	S02° 48' 57"E
C33	39.04'	75.00'	029°49'20"	S02° 48' 57"E
C34	392.17'	1000.00'	022°28'11"	S00° 51' 37"W
C35	382.37'	975.00'	022°28'11"	S00° 51' 37"W
C36	401.97'	1025.00'	022°28'11"	S00° 51' 37"W
C37	59.01'	500.00'	006°45'45"	S06° 59' 36"E
C38	61.96'	525.00'	006°45'45"	S06° 59' 36"E
C39	56.06'	475.00'	006°45'45"	S06° 59' 36"E
C40	40.63'	200.00'	011°38'25"	S09° 25' 56"E
C41	35.55'	175.00'	011°38'25"	S09° 25' 56"E
C42	45.71'	225.00'	011°38'25"	S09° 25' 56"E
C43	57.36'	200.00'	016°26'02"	S07° 02' 07"E
C44	64.54'	225.00'	016°26'02"	S07° 02' 07"E
C45	50.19'	175.00'	016°26'02"	S07° 02' 07"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.05'	N28° 33' 58"E
L2	69.44'	N03° 13' 53"E
L3	33.40'	S00° 33' 06"W
L4	60.10'	N72° 29' 33"W
L5	30.60'	S89° 47' 52"W
L6	37.04'	N41° 30' 19"W
L7	50.00'	N89° 13' 02"W
L8	50.00'	S26° 23' 13"E
L9	39.65'	S79° 07' 30"E
L10	20.24'	S00° 20' 27"W
L11	35.42'	S45° 20' 27"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	50.00'	S00° 20' 37"W
L13	50.00'	N00° 20' 37"E
L14	35.43'	N44° 39' 33"W
L15	20.24'	N00° 20' 27"E
L16	39.28'	N02° 15' 46"W
L17	35.24'	N41° 31' 24"E
L18	28.88'	N89° 47' 52"E
L19	74.05'	S72° 29' 33"E
L20	2.64'	S01° 11' 44"W
L21	35.31'	S37° 34' 01"W
L22	22.41'	S01° 10' 54"W

**FINAL PLAT TO SERVE
PONDEROSA ESTATES PHASE 4**

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276 |
www.craftontull.com

SHEET NO.: 2 OF 2
DATE: 10/05/2017
PROJECT NO.: 176063-00

CERTIFICATE OF AUTHORIZATION
C.A. 973 (REPLACES EXPIRES 4/30/2018)