

FINAL PLAT

OF PONDEROSA ESTATES PHASE 2

A PART OF THE SW/4 OF SECTION 18, T13N, R4W, 1M, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

SCALE 1" = 80'

GRAPHIC SCALE IN FEET



BASIS OF ELEVATION: NAVIGATOR

BASIS OF BEARING: SOUTH LINE OF THE SW/4 OF SECTION 18, T13N, R4W, 1M, (N89°33'23"V)

Table with columns: LINE #, LENGTH, DIRECTION. Contains 12 rows of survey data.

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Table with columns: LINE #, LENGTH, DIRECTION. Contains 4 rows of survey data.

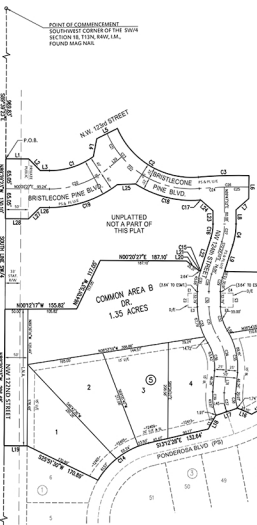


LOCATION MAP SCALE: 1" = 2000'

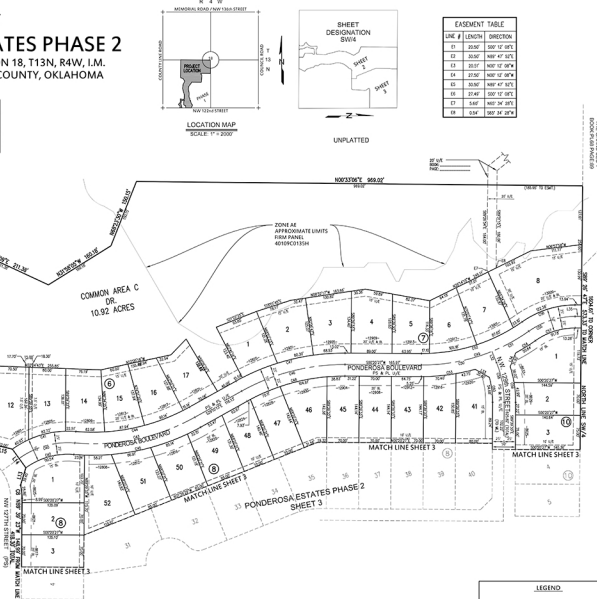


UNPLATTED

EASEMENT TABLE with columns: LINE #, LENGTH, DIRECTION. Lists 6 easement details.



PONDEROSA ESTATES / BOOK PL64 PAGE 32 RE-PLATTED BOOK PL68 PAGE 21



CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH. Contains 12 rows of curve data.

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NOTES:

- 1. 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...
2. CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS: MAGNETIC NAIL WITH WASSER FOR ALL FINING...
3. PROPERTY CORNER MONUMENTS SHALL BE: 3/8" IRON ROD WITH A PLASTIC CAP STAMPED "C/A 3427"
4. A SIDEWALK IS REQUIRED ON EACH OF THOSE IF IT RAPTS A LOCAL AND/OR A COLLECTOR STREET...
5. TWO (2) 1/2 INCH CALIPER TREES, OR ONE (1) INCH CALIPER TREE, SHALL BE PLANTED IN THE FRONT YARD OF ALL LOTS WHERE THE GARAGE EXTENDS BEYOND THE FRONT WALL OF A RESIDENCE...
6. MAINTENANCE OF COMMON AREAS, PRIVATE STREETS, AND PRIVATE DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS...

LEGEND section defining symbols for Building Limit Line, Drainage Easement, Existing Limits of No Access, etc. Includes a 'TYPICAL CORNER' diagram showing a 90-degree angle with 35-foot offsets.

FINAL PLAT TO SERVE PONDOSA ESTATES PHASE 2. Includes the Crafter Tull logo and contact information: Crafter Tull, 401-371-0101, craftertull.com. Project No: 136018-00.