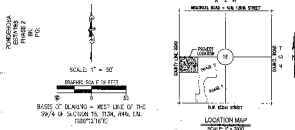


POINT OF BEGINNING
S.W. CORNER OF SW/4 OF
SECTION 18, T13N, R4W, 11E

THE GRAND SECTION 1
S1/4, R2 P33-89

FINAL PLAT
OF
**PONDEROSA ESTATES
PHASE 3**
A PART OF THE SW/4 OF SECTION 18, T13N, R4W, 11E,
OKLAHOMA COUNTY, OKLAHOMA



NOTES:

1. THE PLAT OR SURVEY MEETS THE CREATIONAL INDEMNITY STANDARDS FOR THE FRACTURE OF LAND ACQUISITION AS REQUIRED BY THE CREATIONAL INDEMNITY ACT IN ADDITION TO THE REQUIREMENTS FOR PROFESSIONAL ENGINEER AND LAND SURVEYOR, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-109 OF THE OKLAHOMA STATUTE BOOK.
2. CENTERLINE OF EACH ROAD AND PRIVATE DRIVE SHALL BE AS FOLLOWS:
MAJOR HIGHWAY WITH WADSWORTH OR ALL PAVING
3. PROPERTY CORNER MEASUREMENTS SHALL BE:
3" IRON ROD WITH A PLASTIC CAP (MATERIAL - 1" DIA X 30")
4. A SEWER MAIN IS LOCATED IN EACH OF THE VARIOUS LOTS IN THIS LOCAL AREA AND A COLLECTOR STREET. THE SEWER MAIN IS LOCATED AT THE BEARING AND DISTANCE TYPED ON THE PLAT AND IS SUBJECT TO THE EXISTENCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY FOR THE APPLICABLE LOT.
5. TWO (2) 15" HIGH CANTON TREES OR ONE (1) 15" HIGH CANTON TREE SHALL BE PLANTED BY THE PLANTER WITHIN ALL LOTS WITHIN THE LAMAR DISTRICT WITHIN THE FRONT YARD OF A RESIDENTIAL TOWNHOME IN THE RIGHT-OF-WAY.
6. MAINTENANCE OF COMMON AREAS, PRIVATE STREETS, AND PRIVATE DRIVEWAYS SHALL BE THE RESPONSIBILITY OF THE RESIDENTS OF SAID LOTS WITHIN SAID PROPERTY COGNATE WITHIN THE DEVELOPMENT. INFRASTRUCTURE, STORAGE OF MATERIAL, DEBRIS, OR OTHER MATERIALS, INCLUDING TRUCKS, STREET CLEANING OR TRACTOR, SHALL BE PLACED WITHIN DESIGNATED DRIVEWAY OR COMMON AREAS OR DRIVEWAY BASEMENTS.

EASEMENT LINE TABLE

LINE #	BEARING	DIRECTION	WIDTH	START POINT	END POINT
01	S 71° 07' 00" E	1/4 AC	10.00	01	02
02	S 00° 00' 00" E	1/4 AC	10.00	02	03
03	S 00° 00' 00" E	1/4 AC	10.00	03	04
04	S 00° 00' 00" E	1/4 AC	10.00	04	05
05	S 00° 00' 00" E	1/4 AC	10.00	05	06
06	S 00° 00' 00" E	1/4 AC	10.00	06	07
07	S 00° 00' 00" E	1/4 AC	10.00	07	08
08	S 00° 00' 00" E	1/4 AC	10.00	08	09
09	S 00° 00' 00" E	1/4 AC	10.00	09	10
10	S 00° 00' 00" E	1/4 AC	10.00	10	11
11	S 00° 00' 00" E	1/4 AC	10.00	11	12
12	S 00° 00' 00" E	1/4 AC	10.00	12	13
13	S 00° 00' 00" E	1/4 AC	10.00	13	14
14	S 00° 00' 00" E	1/4 AC	10.00	14	15
15	S 00° 00' 00" E	1/4 AC	10.00	15	16
16	S 00° 00' 00" E	1/4 AC	10.00	16	17
17	S 00° 00' 00" E	1/4 AC	10.00	17	18
18	S 00° 00' 00" E	1/4 AC	10.00	18	19
19	S 00° 00' 00" E	1/4 AC	10.00	19	20
20	S 00° 00' 00" E	1/4 AC	10.00	20	21
21	S 00° 00' 00" E	1/4 AC	10.00	21	22
22	S 00° 00' 00" E	1/4 AC	10.00	22	23
23	S 00° 00' 00" E	1/4 AC	10.00	23	24
24	S 00° 00' 00" E	1/4 AC	10.00	24	25
25	S 00° 00' 00" E	1/4 AC	10.00	25	26
26	S 00° 00' 00" E	1/4 AC	10.00	26	27
27	S 00° 00' 00" E	1/4 AC	10.00	27	28
28	S 00° 00' 00" E	1/4 AC	10.00	28	29
29	S 00° 00' 00" E	1/4 AC	10.00	29	30
30	S 00° 00' 00" E	1/4 AC	10.00	30	31
31	S 00° 00' 00" E	1/4 AC	10.00	31	32
32	S 00° 00' 00" E	1/4 AC	10.00	32	33
33	S 00° 00' 00" E	1/4 AC	10.00	33	34
34	S 00° 00' 00" E	1/4 AC	10.00	34	35
35	S 00° 00' 00" E	1/4 AC	10.00	35	36
36	S 00° 00' 00" E	1/4 AC	10.00	36	37
37	S 00° 00' 00" E	1/4 AC	10.00	37	38
38	S 00° 00' 00" E	1/4 AC	10.00	38	39
39	S 00° 00' 00" E	1/4 AC	10.00	39	40
40	S 00° 00' 00" E	1/4 AC	10.00	40	41
41	S 00° 00' 00" E	1/4 AC	10.00	41	42
42	S 00° 00' 00" E	1/4 AC	10.00	42	43
43	S 00° 00' 00" E	1/4 AC	10.00	43	44
44	S 00° 00' 00" E	1/4 AC	10.00	44	45
45	S 00° 00' 00" E	1/4 AC	10.00	45	46
46	S 00° 00' 00" E	1/4 AC	10.00	46	47
47	S 00° 00' 00" E	1/4 AC	10.00	47	48
48	S 00° 00' 00" E	1/4 AC	10.00	48	49
49	S 00° 00' 00" E	1/4 AC	10.00	49	50
50	S 00° 00' 00" E	1/4 AC	10.00	50	51
51	S 00° 00' 00" E	1/4 AC	10.00	51	52
52	S 00° 00' 00" E	1/4 AC	10.00	52	53
53	S 00° 00' 00" E	1/4 AC	10.00	53	54
54	S 00° 00' 00" E	1/4 AC	10.00	54	55
55	S 00° 00' 00" E	1/4 AC	10.00	55	56
56	S 00° 00' 00" E	1/4 AC	10.00	56	57
57	S 00° 00' 00" E	1/4 AC	10.00	57	58
58	S 00° 00' 00" E	1/4 AC	10.00	58	59
59	S 00° 00' 00" E	1/4 AC	10.00	59	60
60	S 00° 00' 00" E	1/4 AC	10.00	60	61
61	S 00° 00' 00" E	1/4 AC	10.00	61	62
62	S 00° 00' 00" E	1/4 AC	10.00	62	63
63	S 00° 00' 00" E	1/4 AC	10.00	63	64
64	S 00° 00' 00" E	1/4 AC	10.00	64	65
65	S 00° 00' 00" E	1/4 AC	10.00	65	66
66	S 00° 00' 00" E	1/4 AC	10.00	66	67
67	S 00° 00' 00" E	1/4 AC	10.00	67	68
68	S 00° 00' 00" E	1/4 AC	10.00	68	69
69	S 00° 00' 00" E	1/4 AC	10.00	69	70
70	S 00° 00' 00" E	1/4 AC	10.00	70	71
71	S 00° 00' 00" E	1/4 AC	10.00	71	72
72	S 00° 00' 00" E	1/4 AC	10.00	72	73
73	S 00° 00' 00" E	1/4 AC	10.00	73	74
74	S 00° 00' 00" E	1/4 AC	10.00	74	75
75	S 00° 00' 00" E	1/4 AC	10.00	75	76
76	S 00° 00' 00" E	1/4 AC	10.00	76	77
77	S 00° 00' 00" E	1/4 AC	10.00	77	78
78	S 00° 00' 00" E	1/4 AC	10.00	78	79
79	S 00° 00' 00" E	1/4 AC	10.00	79	80
80	S 00° 00' 00" E	1/4 AC	10.00	80	81
81	S 00° 00' 00" E	1/4 AC	10.00	81	82
82	S 00° 00' 00" E	1/4 AC	10.00	82	83
83	S 00° 00' 00" E	1/4 AC	10.00	83	84
84	S 00° 00' 00" E	1/4 AC	10.00	84	85
85	S 00° 00' 00" E	1/4 AC	10.00	85	86
86	S 00° 00' 00" E	1/4 AC	10.00	86	87
87	S 00° 00' 00" E	1/4 AC	10.00	87	88
88	S 00° 00' 00" E	1/4 AC	10.00	88	89
89	S 00° 00' 00" E	1/4 AC	10.00	89	90
90	S 00° 00' 00" E	1/4 AC	10.00	90	91
91	S 00° 00' 00" E	1/4 AC	10.00	91	92
92	S 00° 00' 00" E	1/4 AC	10.00	92	93
93	S 00° 00' 00" E	1/4 AC	10.00	93	94
94	S 00° 00' 00" E	1/4 AC	10.00	94	95
95	S 00° 00' 00" E	1/4 AC	10.00	95	96
96	S 00° 00' 00" E	1/4 AC	10.00	96	97
97	S 00° 00' 00" E	1/4 AC	10.00	97	98
98	S 00° 00' 00" E	1/4 AC	10.00	98	99
99	S 00° 00' 00" E	1/4 AC	10.00	99	100
100	S 00° 00' 00" E	1/4 AC	10.00	100	101
101	S 00° 00' 00" E	1/4 AC	10.00	101	102
102	S 00° 00' 00" E	1/4 AC	10.00	102	103
103	S 00° 00' 00" E	1/4 AC	10.00	103	104
104	S 00° 00' 00" E	1/4 AC	10.00	104	105
105	S 00° 00' 00" E	1/4 AC	10.00	105	106
106	S 00° 00' 00" E	1/4 AC	10.00	106	107
107	S 00° 00' 00" E	1/4 AC	10.00	107	108
108	S 00° 00' 00" E	1/4 AC	10.00	108	109
109	S 00° 00' 00" E	1/4 AC	10.00	109	110
110	S 00° 00' 00" E	1/4 AC	10.00	110	111
111	S 00° 00' 00" E	1/4 AC	10.00	111	112
112	S 00° 00' 00" E	1/4 AC	10.00	112	113
113	S 00° 00' 00" E	1/4 AC	10.00	113	114
114	S 00° 00' 00" E	1/4 AC	10.00	114	115
115	S 00° 00' 00" E	1/4 AC	10.00	115	116
116	S 00° 00' 00" E	1/4 AC	10.00	116	117
117	S 00° 00' 00" E	1/4 AC	10.00	117	118
118	S 00° 00' 00" E	1/4 AC	10.00	118	119
119	S 00° 00' 00" E	1/4 AC	10.00	119	120
120	S 00° 00' 00" E	1/4 AC	10.00	120	121
121	S 00° 00' 00" E	1/4 AC	10.00	121	122
122	S 00° 00' 00" E	1/4 AC	10.00	122	123
123	S 00° 00' 00" E	1/4 AC	10.00	123	124
124	S 00° 00' 00" E	1/4 AC	10.00	124	125
125	S 00° 00' 00" E	1/4 AC	10.00	125	126
126	S 00° 00' 00" E	1/4 AC	10.00	126	127
127	S 00° 00' 00" E	1/4 AC	10.00	127	128
128	S 00° 00' 00" E	1/4 AC	10.00	128	129
129	S 00° 00' 00" E	1/4 AC	10.00	129	130
130	S 00° 00' 00" E	1/4 AC	10.00	130	131
131	S 00° 00' 00" E	1/4 AC	10.00	131	132
132	S 00° 00' 00" E	1/4 AC	10.00	132	133
133	S 00° 00' 00" E	1/4 AC	10.00	133	134
134	S 00° 00' 00" E	1/4 AC	10.00	134	135
135	S 00° 00' 00" E	1/4 AC	10.00	135	136
136	S 00° 00' 00" E	1/4 AC	10.00	136	137
137	S 00° 00' 00" E	1/4 AC	10.00	137	138
138	S 00° 00' 00" E	1/4 AC	10.00	138	139
139	S 00° 00' 00" E	1/4 AC	10.00	139	140
140	S 00° 00' 00" E	1/4 AC	10.00	140	141
141	S 00° 00' 00" E	1/4 AC	10.00	141	142
142	S 00° 00' 00" E	1/4 AC	10.00	142	143
143	S 00° 00' 00" E	1/4 AC	10.00	143	144
144	S 00° 00' 00" E	1/4 AC	10.00	144	145
145	S 00° 00' 00" E	1/4 AC	10.00	145	146
146	S 00° 00' 00" E	1/4 AC	10.00	146	147
147	S 00° 00' 00" E	1/4 AC	10.00	147	148
148	S 00° 00' 00" E	1/4 AC	10.00	148	149
149	S 00° 00' 00" E	1/4 AC	10.00	149	150
150	S 00° 00' 00" E	1/4 AC	10.00	150	151
151	S 00° 00' 00" E	1/4 AC	10.00	151	152
152	S 00° 00' 00" E	1/4 AC	10.00	152	153
153	S 00° 00' 00" E	1/4 AC	10.00	153	154
154	S 00° 00' 00" E	1/4 AC	10.00	154	155
155	S 00° 00' 00" E	1/4 AC	10.00	155	156
156	S 00° 00' 00" E	1/4 AC	10.00	156	157
157	S 00° 00' 00" E	1/4 AC	10.00	157	158