

PRELIMINARY PLAT
of
AVONDALE ESTATES

BEING A PART OF THE SW/4 OF SEC. 15, T14N, R4W, IM
AN ADDITION TO OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That SONOMA PARK INVESTMENTS, LLC hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of AVONDALE ESTATES, Oklahoma County, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of AVONDALE ESTATES, being a part of the Southwest Quarter (SW/4), Section Fifteen (15), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and utility easements as shown on said Final Plat to the public, for public streets, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this ____ day of _____, 2025.

They further certify that said streets designated as private streets on said plat are not dedicated to the public as public streets and said streets will be maintained by the private property owners within the subdivision, but said streets shall always remain accessible to police, fire, and other official vehicles of all state, federal, county and city agencies and for maintenance and repair of public utilities. Every deed shall clearly acknowledge said roadways are private and not maintained by Oklahoma County.

Signed by the Manager this ____ day of _____, 2025.

SONOMA PARK INVESTMENTS, LLC

By: _____
Michael Love, Manager

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this ____ day of _____, 2025, personally appeared Michael Love, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2025.

My Commission Expires: _____ Notary Public

My Commission No.: _____

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of AVONDALE ESTATES, an addition to Oklahoma County, Oklahoma is vested in SONOMA PARK INVESTMENTS, LLC, on the ____ day of _____, 2025, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2024 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this ____ day of _____, 2025.

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this ____ day of _____, 2025, personally appeared _____ to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its _____, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2025.

My Commission Expires: _____ Notary Public

My Commission No.: _____

COUNTY TREASURER'S CERTIFICATE

I, _____ do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County and that the tax records of said county show that all taxes for the year 2024 and prior years are paid on the Final Plat of AVONDALE ESTATES, an addition to Oklahoma County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this ____ day of _____, 2025.

County Treasurer

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

The Oklahoma Department of Environmental Quality certifies that this plat of an addition in Oklahoma County, Oklahoma, is approved for the construction of a public water system and an approved aerobic or anaerobic septic system. The septic system for each lot will be permitted separately based on the needs and conditions of that lot.

Department of Environmental Quality _____ Date _____

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of AVONDALE ESTATES, Oklahoma County, Oklahoma, consisting of 6 sheets, represents a careful survey made under my supervision on the ____ day of _____, 2025, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that 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.

Witness my hand and seal this ____ day of _____, 2025.

Matthew Johnson, P.L.S. No. 1807

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Matthew Johnson, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness my hand and seal this ____ day of _____, 2025.

My Commission Expires: _____ Notary Public

My Commission No.: _____

PROPERTY DESCRIPTION

A tract of Land being a part of the Southwest Quarter (SW/4) of Section Fifteen (15), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner (SW/C) of said SW/4;

THENCE North 00°11'10" West along and with the West line of said SW/4, a distance of 660.00 feet to the POINT OF BEGINNING;

THENCE continuing North 00°11'10" West along and with the West line of said SW/4, a distance of 1,982.35 feet to the Northwest Corner (NW/C) of said SW/4;

THENCE North 89°39'47" East (North 89°36'25" record), along and with the North line of said SW/4, a distance of 2659.00 feet to the Northeast Corner (NE/C) of the said SW/4;

THENCE South 00°17'01" East along and with the East line of said SW/4, a distance of 2328.31 feet (2330.91 feet record) to the Northeast Corner (NE/C) of the tract of land described in the Warranty Deed filed as Book 11892, Page 524 (North Cemetery Tract);

THENCE South 89°38'31" West, along and with the North line of said North Cemetery Tract, a distance of 417.42 feet to the Northwest Corner (NW/C) of said North Cemetery Tract;

THENCE South 00°17'01" East, along and with the West line of said North Cemetery Tract, and the West line of tract of land described in the Warranty Deed filed in Book 4180, Page 1094 (South Cemetery Tract), a distance of 313.07 feet to a point on the South line of the said SW/4, said point being the Southwest Corner (SW/C) of said South Cemetery Tract;

THENCE South 89°38'31" West along and with the South line of said SW/4, a distance of 1,586.08 feet;

THENCE North 00°11'10" West, departing said South line, a distance of 660.00 feet;

THENCE South 89°38'31" West, a distance of 660.00 feet to the POINT OF BEGINNING.

Containing 6,464,366 square feet or 148.4014 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet. The West line of said SW/4, having a bearing of South 00°33'12" East.

This property description was prepared on the ____ day of _____, 2025, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

PRELIMINARY PLAT
of

AVONDALE ESTATES



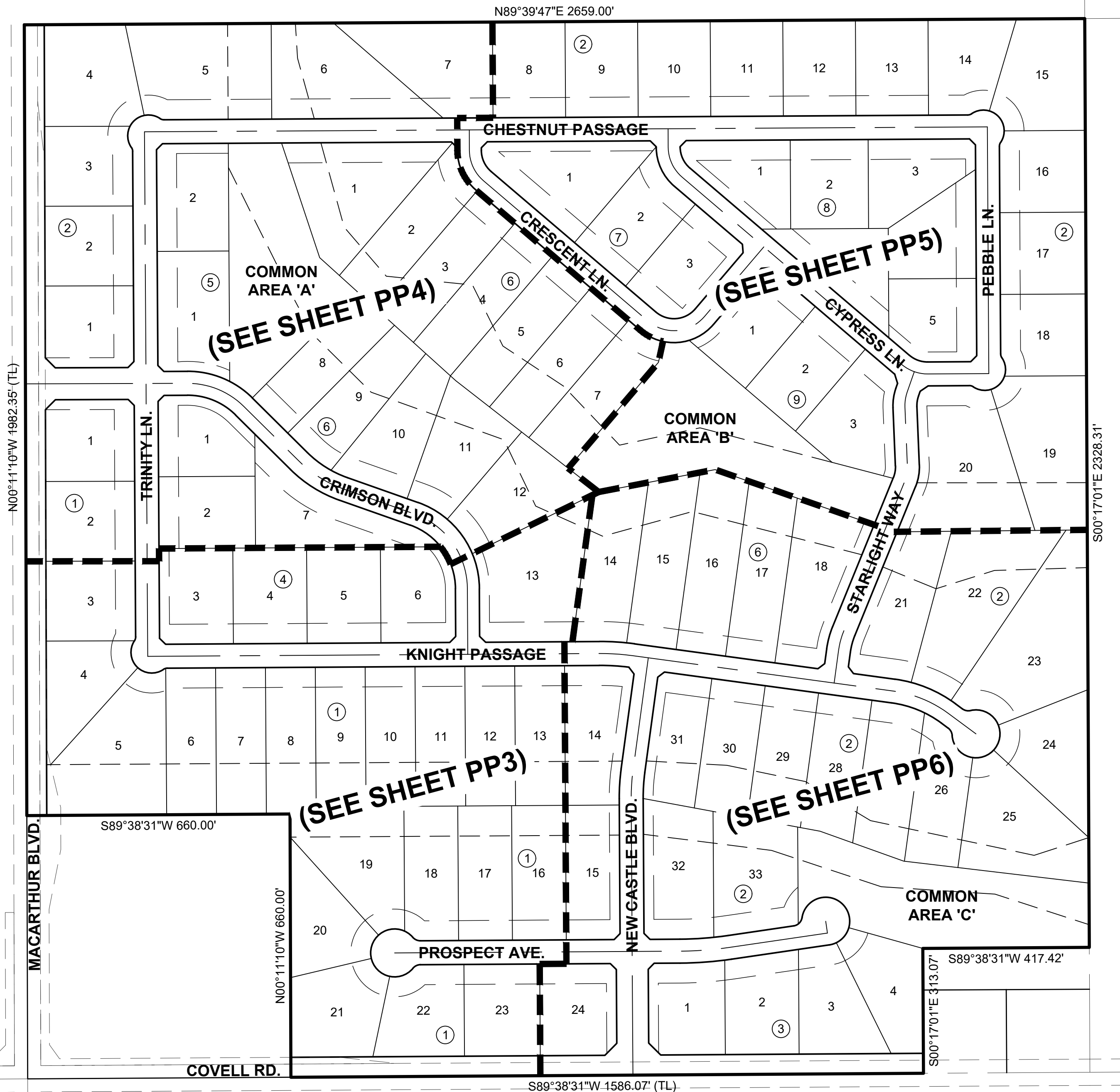
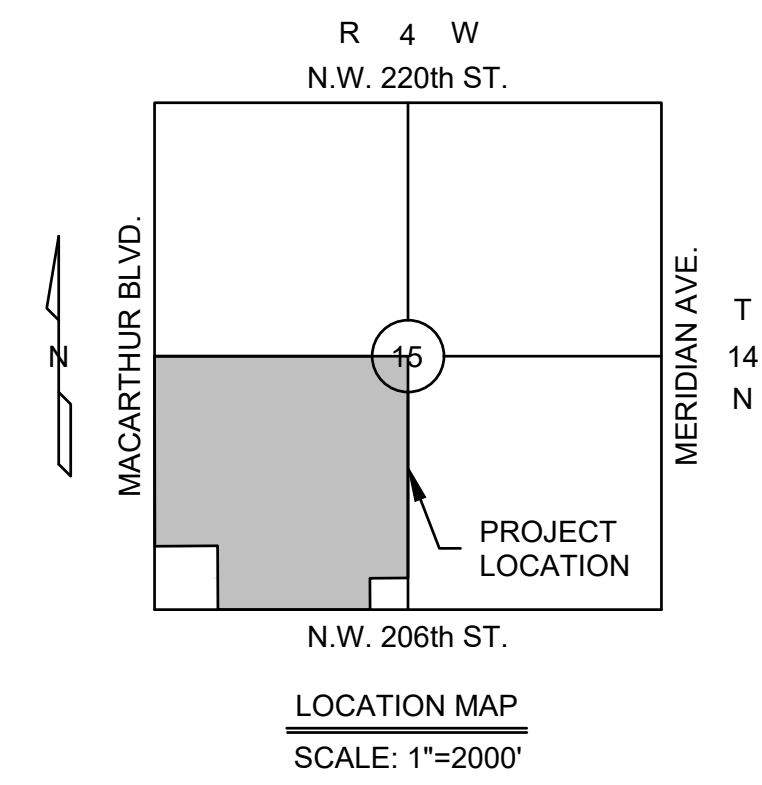
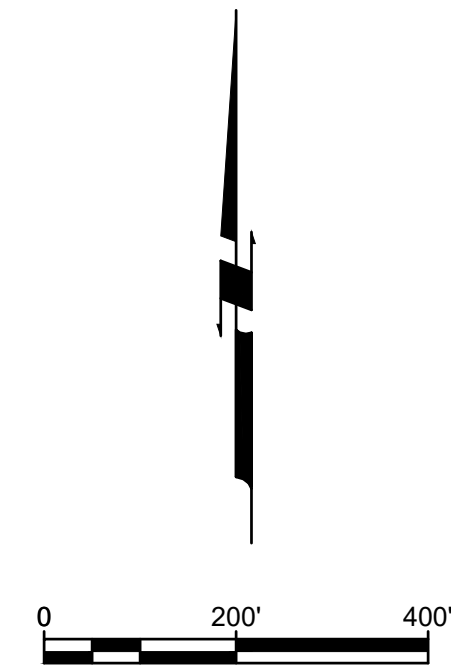
Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaok.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
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OWNER'S NOTARY	ABSTRACTOR	ABSTRACTOR'S NOTARY	COUNTY TREASURER	O.D.E.Q.	SURVEYOR MATTHEW JOHNSON 1807	SURVEYOR'S NOTARY
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AN ADDITION TO OKLAHOMA COUNTY, OKLAHOMA

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	156.81'	200.0'	82.69'	152.83'	N67°43'27"W	044°55'25"
C2	132.61'	300.0'	67.41'	131.53'	N57°55'33"W	025°19'36"
C3	245.15'	200.0'	140.64'	230.09'	N35°28'25"W	070°13'52"
C4	85.88'	100.0'	45.79'	83.26'	N24°56'22"W	049°12'18"
C5	157.08'	100.0'	100.00'	141.42'	S85°27'28"W	090°00'00"
C6	85.88'	100.0'	45.79'	83.26'	N24°56'22"W	049°12'18"
C7	71.20'	100.0'	37.18'	69.71'	S69°56'22"E	040°47'42"
C8	37.79'	100.0'	19.12'	37.57'	N08°28'27"E	021°39'11"
C9	42.78'	100.0'	21.72'	42.45'	N09°54'12"E	024°30'41"
C10	50.37'	200.0'	25.32'	50.23'	N14°56'40"E	014°25'45"
C11	84.70'	600.0'	42.42'	84.63'	S86°18'51"E	008°05'16"
C12	150.66'	300.0'	76.95'	149.08'	S67°52'59"E	028°46'27"
C13	70.58'	500.0'	35.35'	70.52'	N03°41'09"E	008°05'16"
C14	125.32'	900.0'	62.76'	125.21'	N85°39'11"E	007°58'40"
C15	21.68'	25.00'	11.57'	21.00'	S64°48'07"W	049°40'47"
C16	64.78'	60.00'	35.95'	61.68'	S70°53'28"W	061°51'29"
C17	67.92'	60.00'	38.12'	64.35'	N45°45'05"W	064°51'24"
C18	64.14'	60.00'	35.52'	61.13'	N17°18'08"E	061°15'04"
C19	70.13'	60.00'	39.69'	66.20'	N81°24'38"E	066°57'55"
C20	25.58'	60.00'	12.99'	25.39'	S52°53'33"E	024°25'43"
C21	21.68'	25.00'	11.57'	21.00'	S65°31'05"E	049°40'47"
C22	12.86'	25.00'	6.57'	12.72'	N66°55'53"E	029°27'55"
C23	18.95'	25.00'	9.96'	18.50'	S30°29'02"W	043°25'48"
C24	195.68'	60.00'	1000.53'	119.78'	N77°47'58"W	186°51'49"
C25	50.30'	60.00'	26.73'	48.84'	S39°38'48"W	048°01'43"
C26	18.85'	60.00'	9.50'	18.78'	S72°39'45"W	018°00'12"
C27	4.28'	18.00'	2.15'	4.27'	S82°50'14"W	013°36'33"
C28	6.42'	18.00'	3.24'	6.39'	S65°48'48"W	020°26'18"
C29	69.34'	52.00'	40.92'	64.32'	N86°12'18"W	076°24'05"
C30	74.17'	52.00'	44.99'	68.04'	S07°08'26"E	081°43'39"
C31	10.67'	18.00'	5.49'	10.51'	N16°37'03"E	033°57'04"
C32	10.70'	18.00'	5.51'	10.54'	S17°22'55"E	034°02'52"
C33	56.15'	52.00'	31.16'	53.46'	S03°28'26"E	061°51'51"
C34	46.03'	52.00'	24.65'	44.54'	N52°49'01"E	050°43'03"
C35	41.33'	52.00'	21.82'	40.25'	S79°03'24"E	045°32'05"
C36	10.70'	18.00'	5.51'	10.54'	S73°18'47"E	034°02'52"
C37	10.70'	18.00'	5.51'	10.54'	N72°38'21"E	034°02'52"
C38	46.18'	52.00'	24.74'	44.68'	N81°03'19"E	050°52'49"
C39	66.64'	52.00'	38.78'	62.17'	S36°47'22"E	073°25'48"
C40	30.66'	52.00'	15.79'	30.22'	S16°49'05"W	033°47'07"
C41	10.70'	18.00'	5.51'	10.54'	S16°41'13"W	034°02'52"
C42	10.70'	18.00'	5.51'	10.54'	S17°21'39"E	034°02'52"
C43	47.94'	52.00'	25.83'	46.26'	S07°58'22"E	052°49'26"
C44	49.22'	52.00'	26.63'	47.40'	S45°33'17"W	054°13'52"
C45	46.32'	52.00'	24.83'	44.81'	N81°48'34"W	051°02'25"
C46	10.70'	18.00'	5.51'	10.54'	N73°18'47"W	034°02'52"
C47	21.68'	25.00'	11.57'	21.00'	S78°20'09"E	049°40'47"
C48	85.48'	60.00'	51.81'	78.43'	S62°21'49"E	081°37'27"
C49	67.18'	60.00'	37.61'	63.73'	S10°31'36"W	064°09'25"
C50	57.59'	60.00'	31.23'	55.40'	S70°06'05"W	054°59'33"
C51	82.30'	60.00'	49.10'	75.99'	N43°06'33"W	078°35'10"
C52	21.68'	25.00'	11.57'	21.00'	N28°39'22"W	049°40'47"



Line Table		
Line #	Length	Direction
L1	35.36'	S44°48'50"W
L2	35.36'	N45°11'10"W
L3	21.18'	S44°43'41"W
L4	21.25'	S45°16'19"E
L5	21.18'	S44°43'41"W
L6	21.25'	N45°16'19"W
L7	21.21'	S44°39'09"W
L8	3.44'	S45°20'13"E
L9	17.77'	S45°20'13"E
L10	51.71'	N00°20'13"W
L11	21.21'	S44°39'47"W
L12	21.21'	N45°20'13"W
L13	46.02'	N00°20'13"W
L14	21.20'	S44°39'47"W
L15	21.21'	N45°20'13"W
L16	21.21'	N44°39'47"E
L17	24.06'	S55°58'47"W
L18	54.53'	N19°18'02"E
L19	24.06'	N17°22'28"W
L20	21.21'	S85°27'28"W
L21	21.21'	N04°32'32"W
L22	21.21'	S45°21'29"E
L23	21.21'	N44°38'31"E
L24	21.21'	N45°21'29"W
L25	21.19'	N37°19'35"W
L26	21.21'	S52°43'47"W
L27	21.21'	S52°43'47"W
L28	21.21'	S37°16'13"E
L29	21.21'	N44°38'31"E
L30	21.21'	S45°21'29"E
L31	30.00'	S08°20'09"E
L32	21.21'	S44°38'31"W
L33	21.21'	N45°21'29"W
L34	42.43'	N44°38'31"E
L35	42.43'	S45°21'29"E

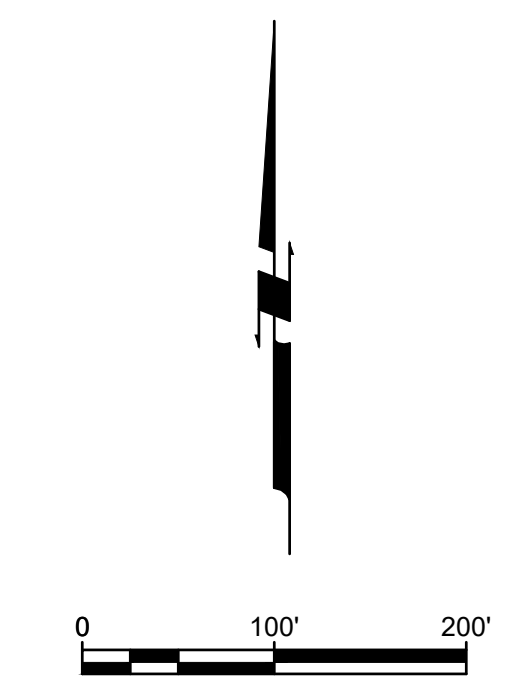
GENERAL LAYOUT
1" = 200'

PRELIMINARY PLAT
of
AVONDALE ESTATES

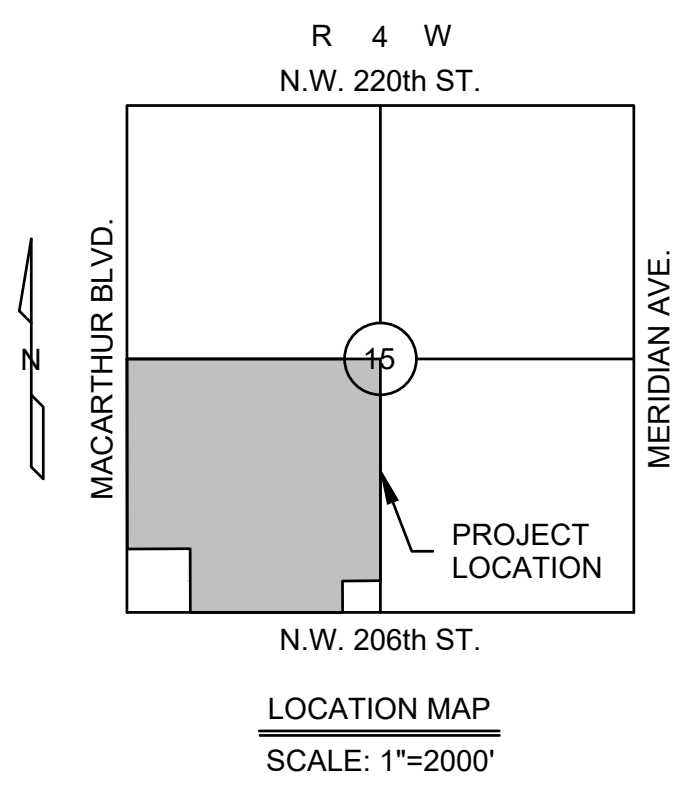
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PRELIMINARY PLAT of AVONDALE ESTATES

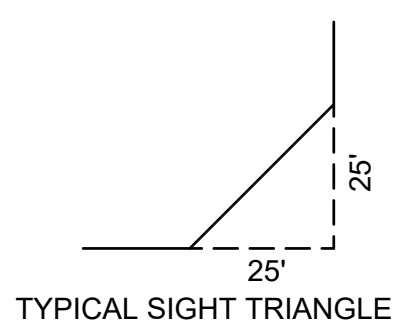
BEING A PART OF THE SW/4 OF SEC. 15, T14N, R4W, IM
AN ADDITION TO OKLAHOMA COUNTY, OKLAHOMA



Basis of Bearing:
Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)
All Distances are grid distances in U.S. Survey Feet. The West line of said SW/4, having a bearing of South 00°33'12" East.



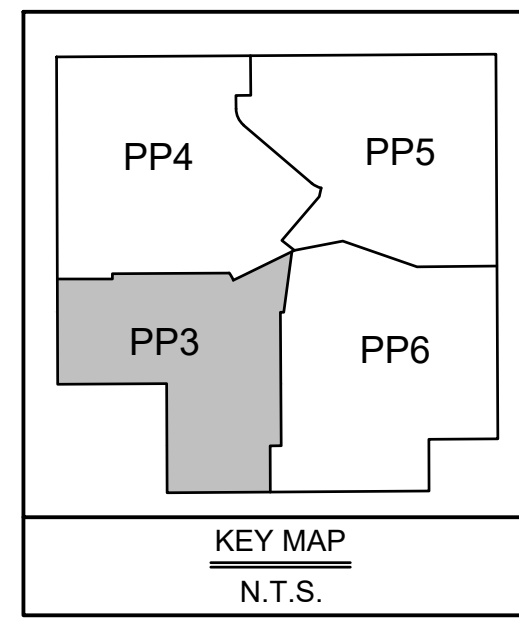
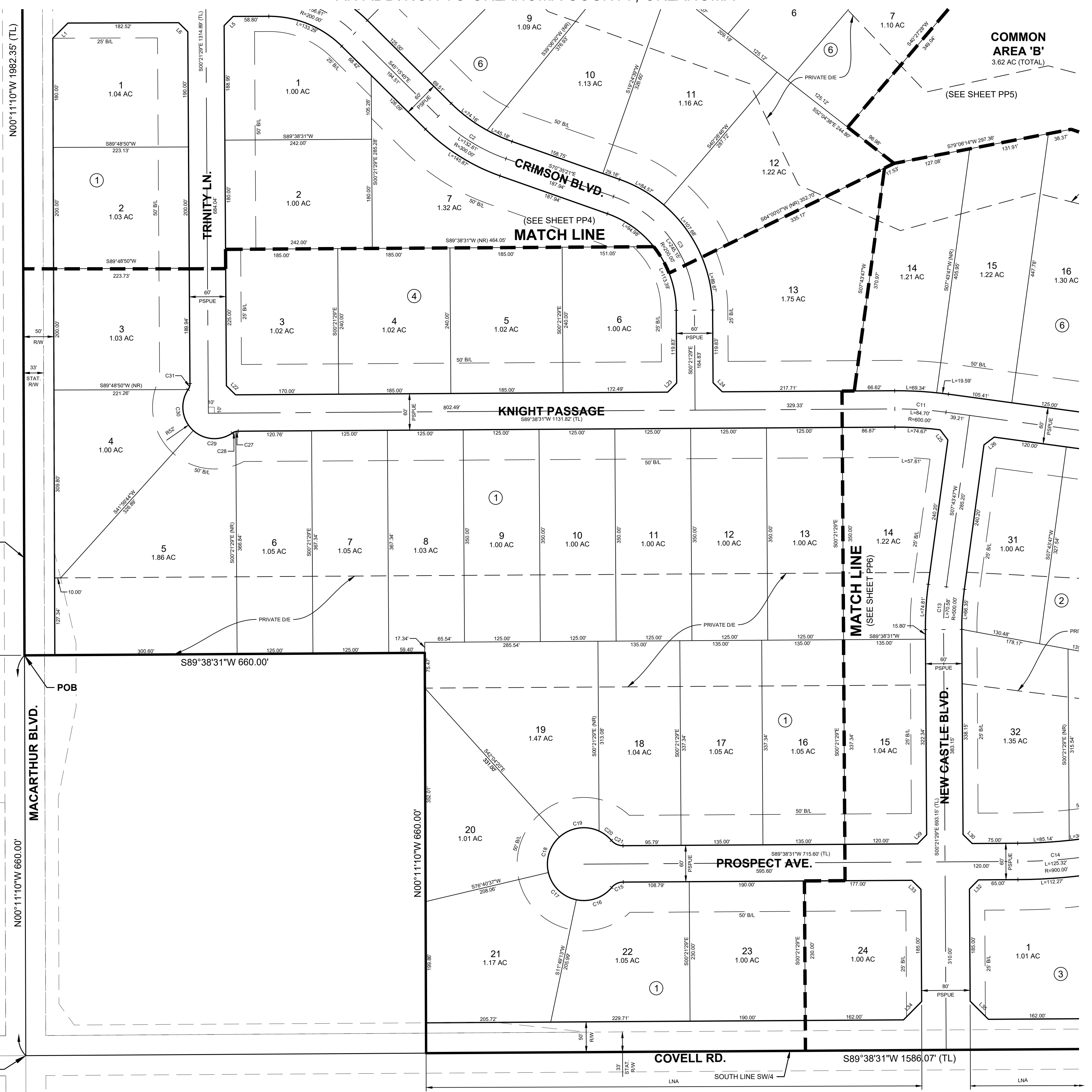
- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED



******* NOTE *******

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS 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.

SET MAG NAIL IN J&A 1484 SHINER
SW COR, SW/4, SEC 15, T14N, R4W, IM



- NOTES:**
- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within AVONDALE ESTATES.
 - Maintenance of all common areas and private drainage easements within AVONDALE ESTATES 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.

- LEGEND:**
- POC = POINT OF COMMENCEMENT
 - POB = POINT OF BEGINNING
 - R/W = RIGHT OF WAY
 - STAT. R/W = STATUTORY RIGHT OF WAY
 - LNA = LIMITS OF NO ACCESS
 - CA = COMMON AREA
 - NR = NOT RADIAL
 - TL = TOTAL LENGTH
 - (R) = RECORDED
 - (M) = MEASURED
 - B/L = BUILDING LIMIT LINE
 - U/E = PUBLIC UTILITY EASEMENT
 - D/E = PUBLIC DRAINAGE EASEMENT
 - D & U/E = DRAINAGE & UTILITY EASEMENT
 - PSPUE = PRIVATE STREET & PUBLIC UTILITY EASEMENT

TOTAL NUMBER OF LOTS = 90
TOTAL COMMON AREA ACRES = 28.39 AC

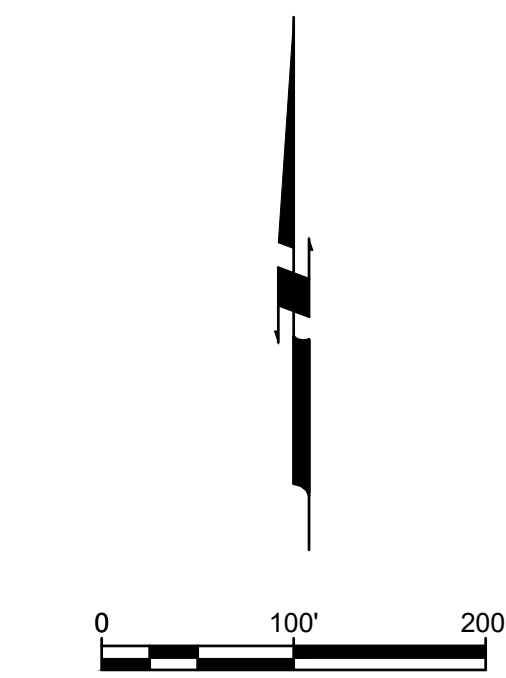
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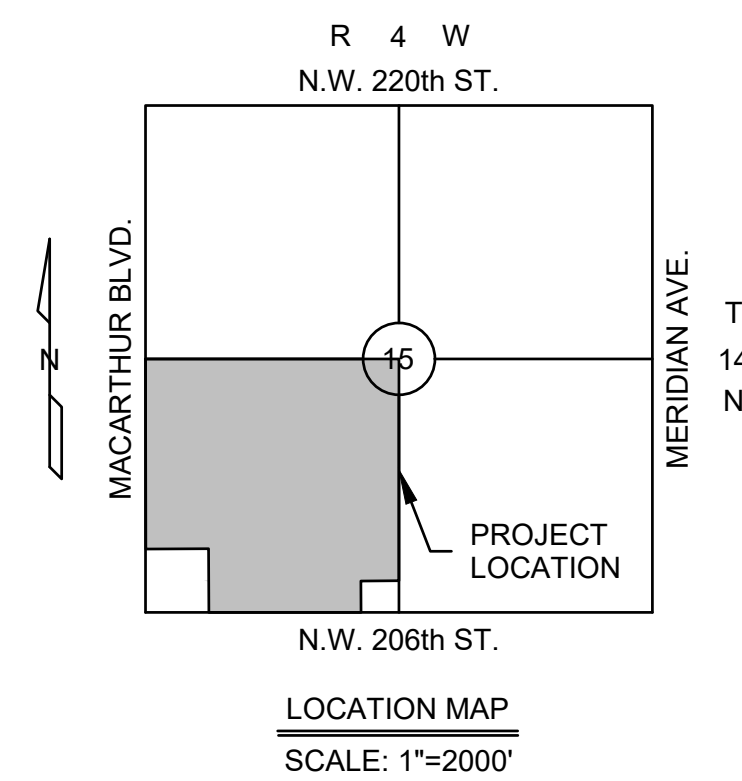
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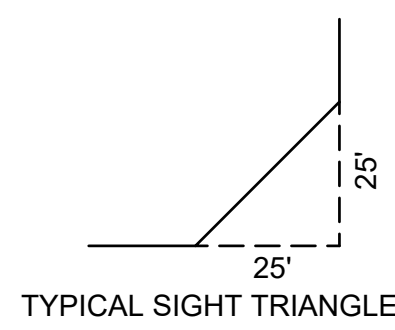
**SONOMA PARK
INVESTMENTS LLC
BK. 15563
PG. 1459**



Basis of Bearing:
Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)
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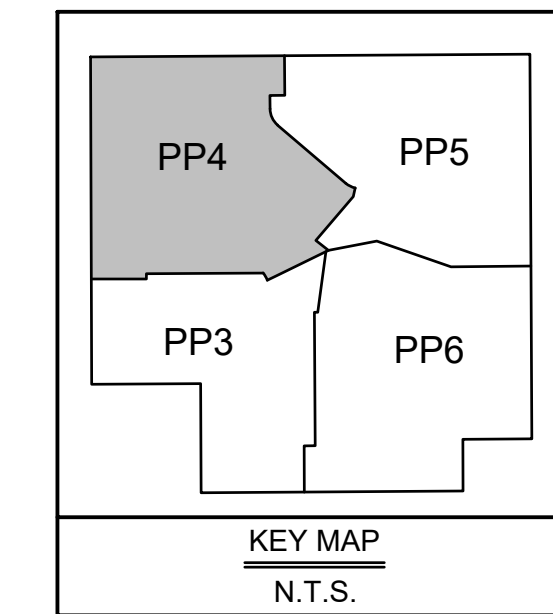
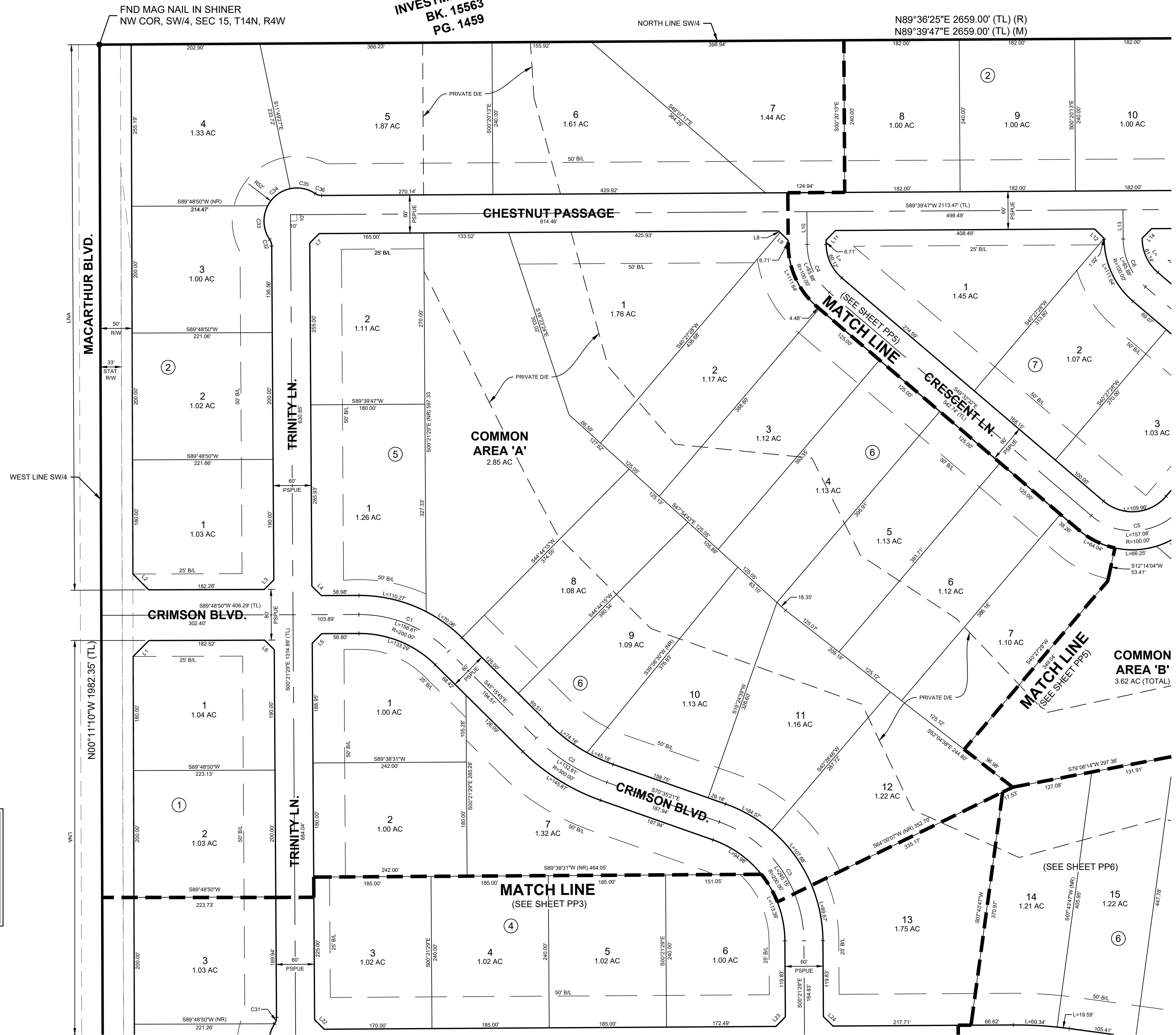


- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED



******* NOTE *******

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS 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.



NOTES:

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TOTAL NUMBER OF LOTS = 90

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Certificate of Authorization #1484 Exp. Date: 06-30-2025
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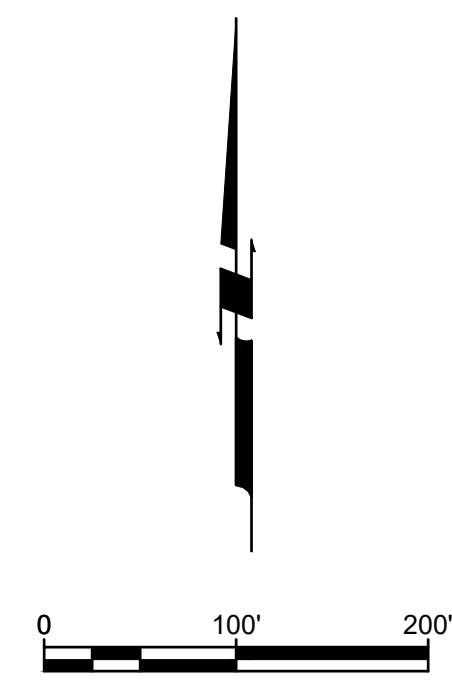
PRELIMINARY PLAT of AVONDALE ESTATES

BEING A PART OF THE SW/4 OF SEC. 15, T14N, R4W, IM
AN ADDITION TO OKLAHOMA COUNTY, OKLAHOMA

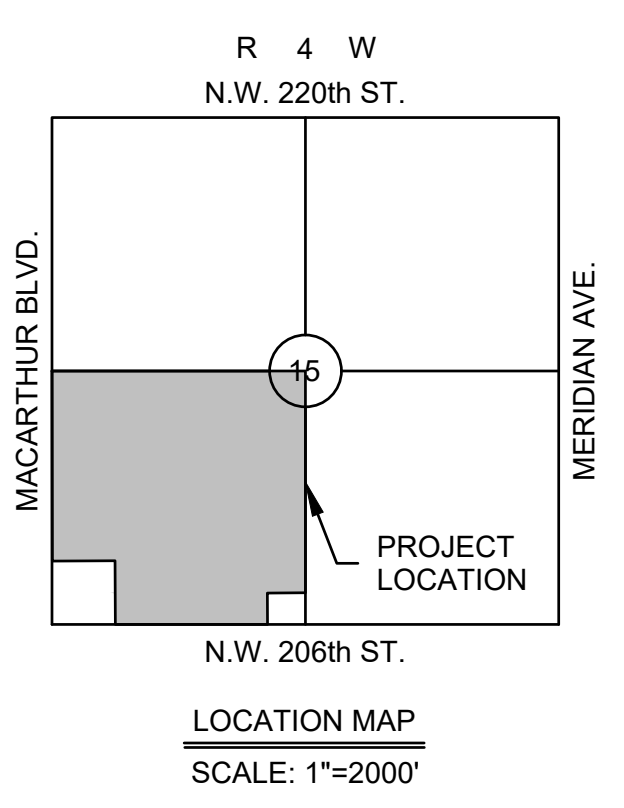
******* NOTE *******
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

**SONOMA PARK INVESTMENTS LLC
BK. 15563
PG. 1459**

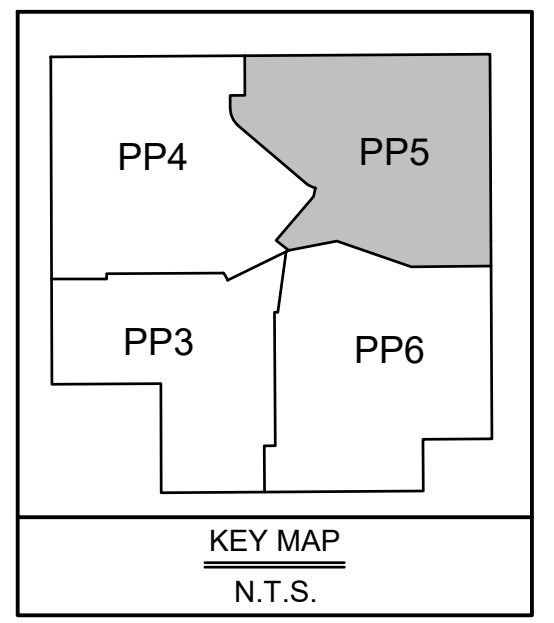
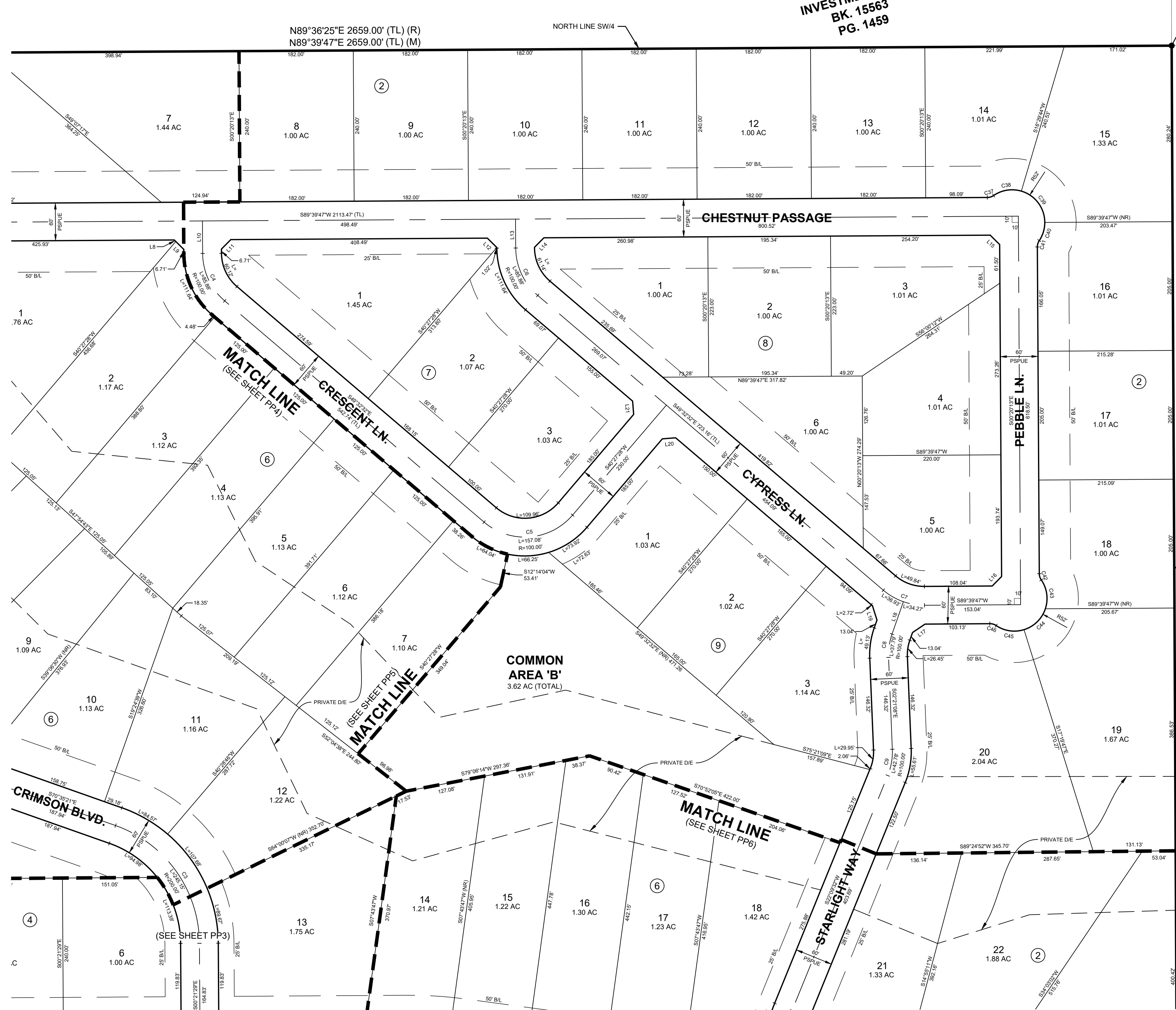
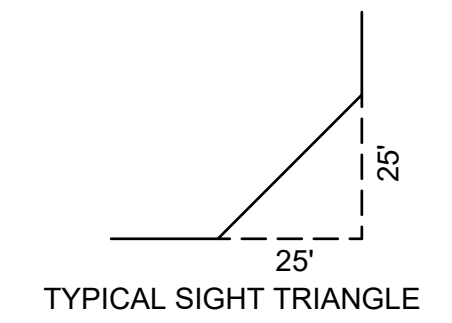
**SONOMA PARK INVESTMENTS LLC
BK. 15563
PG. 1459**



Basis of Bearing:
Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)
All Distances are grid distances in U.S. Survey Feet. The West line of said SW/4, having a bearing of South 00°33'12" East.



- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED



- NOTES:**
- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within AVONDALE ESTATES.
 - Maintenance of all common areas and private drainage easements within AVONDALE ESTATES 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.

- LEGEND:**
- POC = POINT OF COMMENCEMENT
 - POB = POINT OF BEGINNING
 - R/W = RIGHT OF WAY
 - STAT. R/W = STATUTORY RIGHT OF WAY
 - LNA = LIMITS OF NO ACCESS
 - CA = COMMON AREA
 - NR = NOT RADIAL
 - TL = TOTAL LENGTH
 - (R) = RECORDED
 - (M) = MEASURED
 - B/L = BUILDING LIMIT LINE
 - U/E = PUBLIC UTILITY EASEMENT
 - D/E = PUBLIC DRAINAGE EASEMENT
 - D & U/E = DRAINAGE & UTILITY EASEMENT
 - PSPUE = PRIVATE STREET & PUBLIC UTILITY EASEMENT

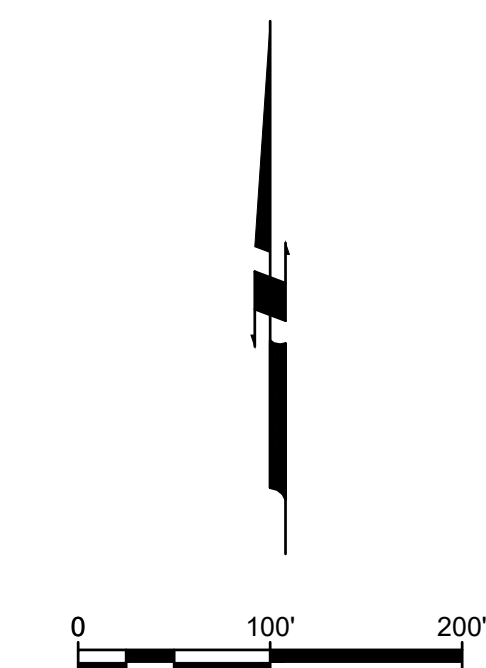
TOTAL NUMBER OF LOTS = 90
TOTAL COMMON AREA ACRES = 28.39 AC

PRELIMINARY PLAT
of
AVONDALE ESTATES

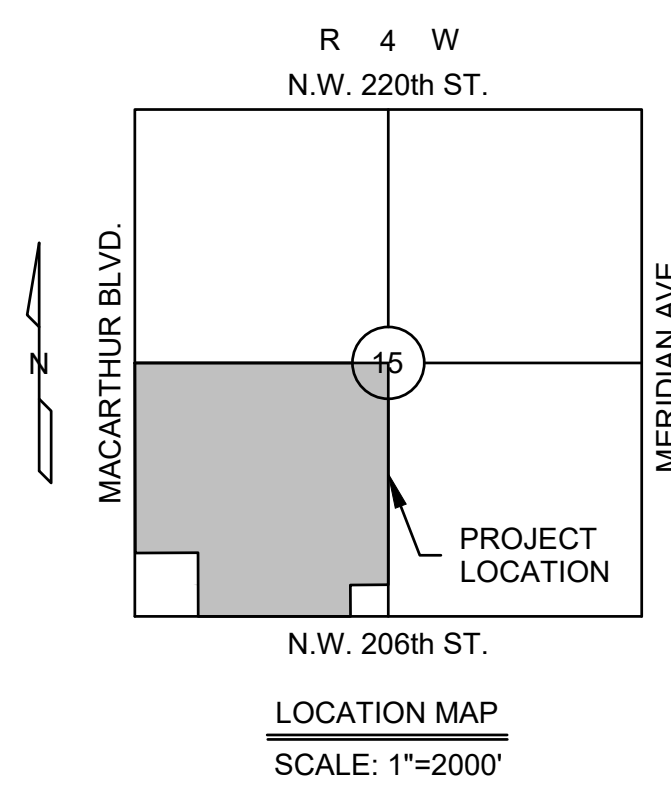
J&A
Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX: (405) 235-8078 www.jaok.com
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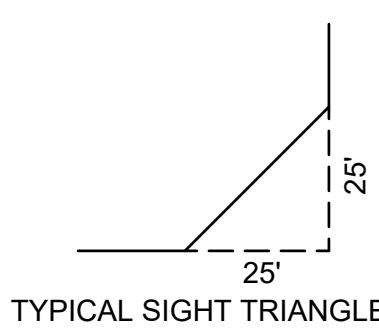
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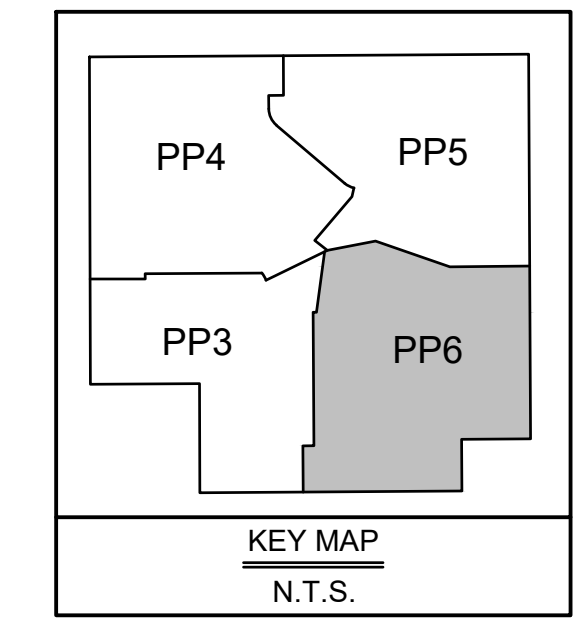


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