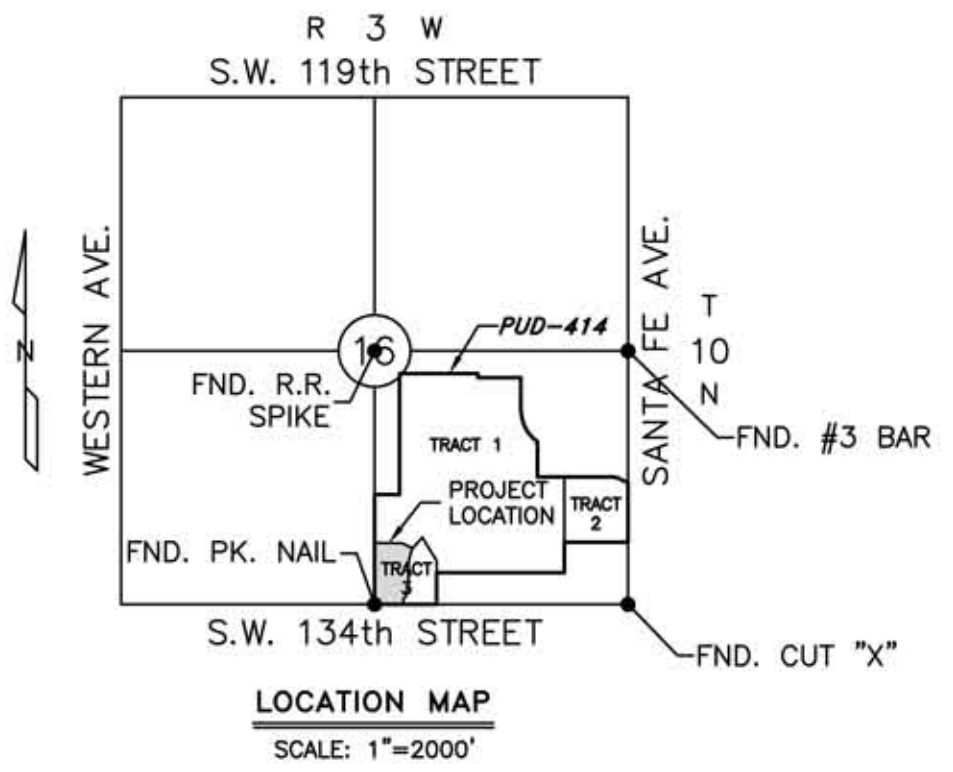
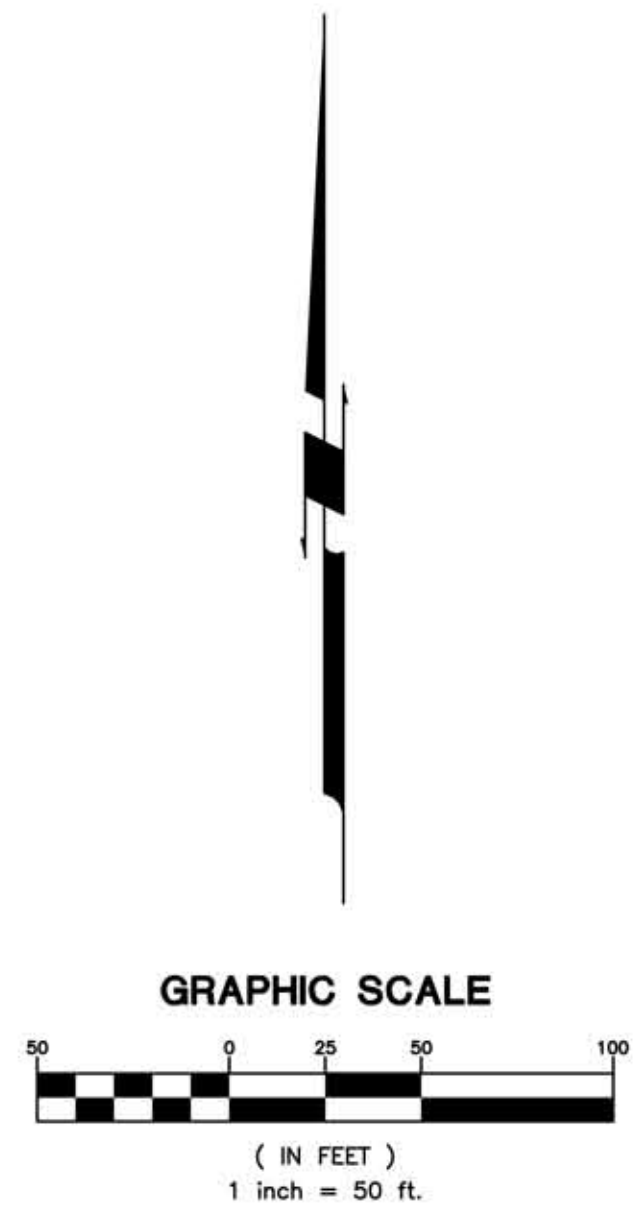


# FINAL PLAT of THE VILLAS AT BRIARWOOD CREEK

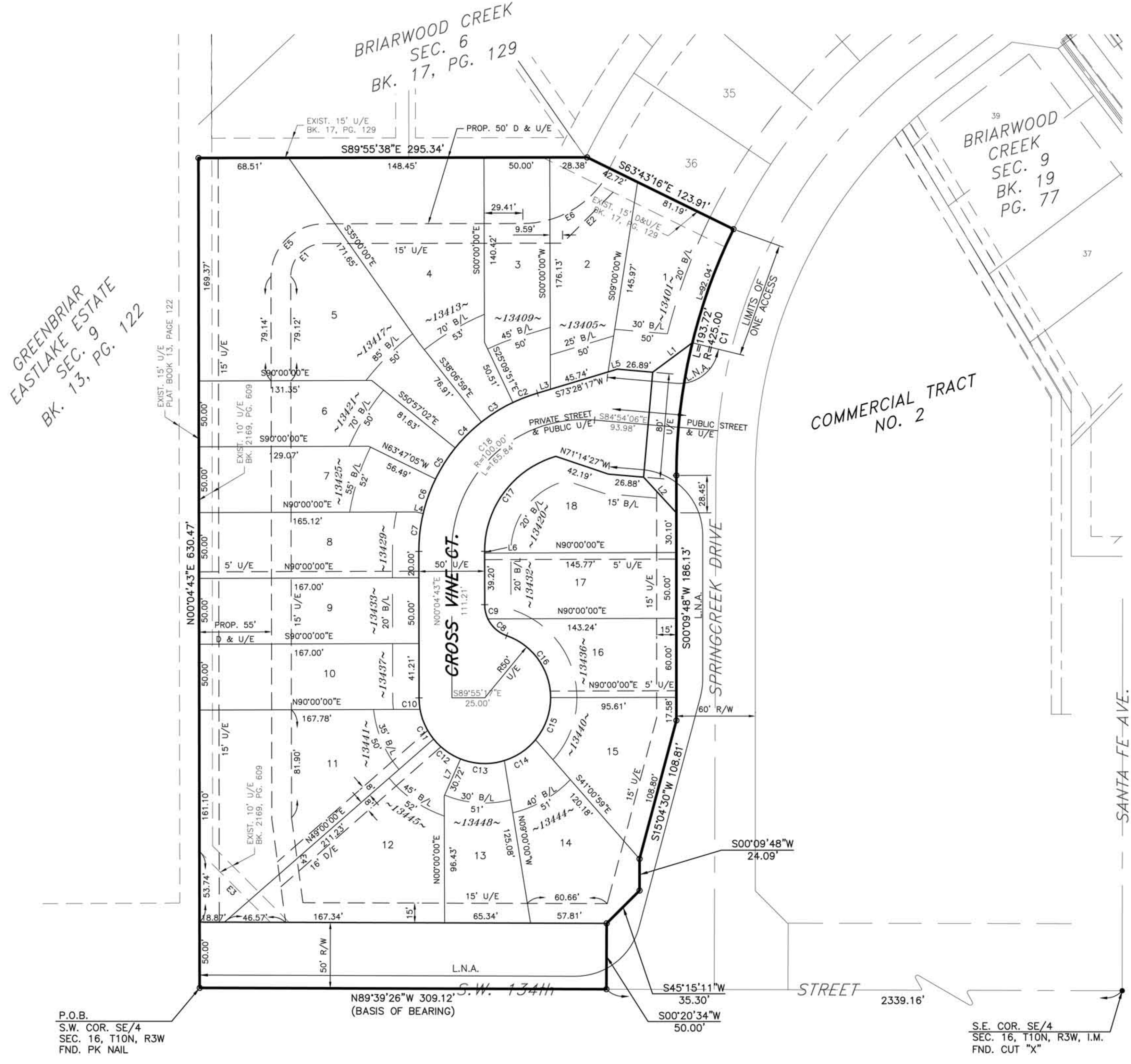
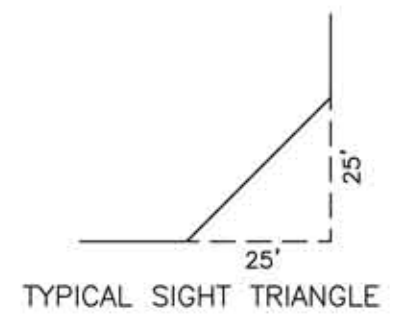
BEING A PART OF THE SE/4, SECTION 16, T10N, R3W, I.M.  
AN ADDITION TO THE CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



BASIS OF BEARING:  
THE SOUTH LINE OF THE SOUTHEAST  
QUARTER (SE/4) OF SECTION SIXTEEN  
(16), HAVING A BEARING OF  
N89°39'26"W

**\*\*\*\*\* 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.

- 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 CST NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED



EASEMENT TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD DIRECTION	DELTA
E1	39.27'	25.00'	25.00'	35.35'	S45°04'33"W	89°59'39"
E2	54.57'					N44°51'27"E
E3	76.76'					S44°51'29"E
E4	65.22'					S07°27'21"E
E5	62.83'	40.00'	40.00'	56.57'	S45°04'33"W	89°59'39"
E6	72.64'	74.45'	39.50'	69.79'	N62°07'18"E	55°54'07"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD DIRECTION	DELTA
C1	193.72'	425.00'	98.57'	192.04'	S13°13'16"W	26°06'56"
C2	19.95'	125.00'	10.00'	19.93'	S69°24'30"W	9°08'42"
C3	28.26'	125.00'	14.19'	28.20'	S58°21'35"W	12°57'08"
C4	28.00'	125.00'	14.06'	27.94'	S45°28'00"W	12°50'03"
C5	28.00'	125.00'	14.06'	27.94'	S32°37'56"W	12°50'03"
C6	28.00'	125.00'	14.06'	27.94'	S19°47'53"W	12°50'03"
C7	29.02'	125.00'	14.58'	28.96'	S06°43'47"W	13°18'08"
C8	19.61'	25.00'	10.34'	19.11'	S47°58'32"E	44°56'58"
C9	11.16'	25.00'	5.68'	11.07'	S12°42'40"E	25°34'46"
C10	8.83'	50.00'	4.43'	8.82'	S04°58'57"E	10°07'20"
C11	25.12'	50.00'	12.83'	24.86'	S24°26'15"E	28°47'17"
C12	25.66'	50.00'	13.12'	25.38'	S53°32'07"E	29°24'27"
C13	33.95'	50.00'	17.66'	33.30'	S87°41'21"E	38°54'01"
C14	28.80'	50.00'	14.81'	28.41'	N56°21'22"E	33°00'22"
C15	34.69'	50.00'	18.08'	34.00'	N19°58'37"E	39°45'19"
C16	61.57'	50.00'	35.37'	57.75'	N35°10'31"W	70°32'59"
C17	96.74'	75.00'	56.42'	90.17'	S37°01'47"W	73°54'08"
C18	165.84'	100.00'	109.17'	147.48'	S47°35'18"W	95°01'11"

- NOTES:**
- A mandatory Property Owners Association is required.
  - CROSS VINE CT. is private and will be maintained by the Property Owners Association within THE VILLAS AT BRIARWOOD CREEK. The City of Oklahoma City will not be responsible for maintenance of the private street, but will remain open and accessible to public emergency and utility vehicles.
  - All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within THE VILLAS AT BRIARWOOD CREEK.
  - Maintenance of common areas within THE VILLAS AT BRIARWOOD CREEK 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.
  - A sidewalk shall be required on each lot where it fronts a local and/or collector street. The sidewalk will be required at the building permit stage and installed prior to the issuance of an Occupancy Certificate by the City of Oklahoma City.
  - Class "C" or better roofing materials are required on all primary structures.
  - Garages designed such that the front door extends beyond the front wall of the dwelling shall be screened by one 3-inch caliper deciduous tree or two 1½-inch caliper trees in the front yard.
  - The developer is responsible for installing arterial landscaping in accordance with an approved landscape plan prior to issuance of an Occupancy Certificate by the City of Oklahoma City.
  - Only single family residential development is permitted as primary uses. R-1 district regulations as defined by PUD-414 will apply to each lot.

- LEGEND:**
- P.O.C. - POINT OF COMMENCEMENT
  - P.O.B. - POINT OF BEGINNING
  - C.A. - COMMON AREA
  - B/L - BUILDING LINE
  - U/E - UTILITY EASEMENT
  - D/E - DRAINAGE EASEMENT
  - L.N.A. - LIMITS OF NO ACCESS
  - (NR) - NOT RADIAL

FINAL PLAT  
of  
**THE VILLAS AT  
BRIARWOOD CREEK**

Johnson & Associates, Inc.  
100 E. California Ave. - Third Floor  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078  
Certificate of Authorization #1484 Exp. Date: 06-30-2009  
ENGINEERS • SURVEYORS • PLANNERS