

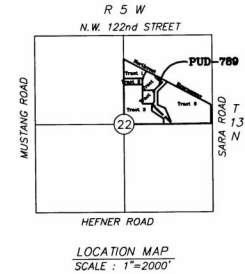
# FINAL PLAT OF MAGNOLIA PHASE I

A Part of the NE/4 of Section 22,  
T13N, R5W, I.M. Canadian County, Oklahoma

Doc # 2002003143  
STATE OF OKLAHOMA  
CANADIAN COUNTY, OK  
Filed for record on 10/5/02  
at 12:11:48 P.M. and recorded in  
Book 8 Page 378  
Fee \$30.00  
MARK MISHOE  
County Clerk  
By *[Signature]* Deputy



N  
SCALE: 1" = 60'  
BASIS OF BEARING:  
West Line of the NE/4  
N 0°00'43" E



NUMBER	DIRECTION	DISTANCE
L1	N 17°07'50" W	35.36'
L2	N 72°52'10" E	35.36'
L3	S 38°20'43" E	39.21'
L4	N 76°41'25" W	10.46'
L5	N 58°56'05" E	42.83'

NUMBER	Chord Direction	Tangent	Radius	Length	Chord
C1	N 06°40'07" E	40.92	350.00	81.47	81.29
C2	N 20°35'12" E	44.63	350.00	88.77	88.53
C3	S 83°20'43" E	11.67	100.00	23.23	23.18
C4	N 16°56'05" E	79.40	320.00	155.65	154.12

- NOTES:
- For each development within each block, sidewalks are to be constructed to Oklahoma City Standards along all streets except HW Expressway, before occupancy permits will be issued for the applicable development parcel.
  - L.N.A. = Limits of No Access
  - G/E = Gas Easement
  - U/E = Utility Easement
  - B.L.L. = Building Limit Line
  - Maintenance of the common areas and landscaped medians within the street rights-of-way shall be the responsibility of all property owners within the entire Magnolia development established by PUD-789.

### LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter (NE/4) of Section Twenty-two (22), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian more particularly described as follows:

Commencing at the NE corner of the NE/4, Section 22, T13N, R5W, I.M.  
Thence S89°44'31" W along the North line of said NE/4 a distance of 2645.89' to the Northwest corner of said NE/4; Thence S0°00'43" W along the West line of said NE/4 a distance of 693.11' to a point on the Southerly R/W line of State Highway 3;  
Thence S62°07'51" E along the Southerly R/W line of State Highway 3 a distance of 463.71' to the Point of Beginning; Thence continuing S62°07'51" E along the Southerly R/W line of State Highway 3 a distance of 667.54'; Thence S0°00'00" E a distance of 316.55'; Thence S45°00'03" W a distance of 121.75'; Thence N90°00'00" W a distance of 327.63'; Thence S0°00'00" E a distance of 23.66'; Thence N90°00'00" W a distance of 60.00'; Thence N45°00'00" W a distance of 35.36'; Thence N0°00'00" E a distance of 50.00'; Thence N45°00'00" E a distance of 35.36'; Thence N0°00'00" E a distance of 85.00'; Thence N90°00'00" W a distance of 526.48' to a point on the West line of said NE/4 and the East line of Block 11, in the Surrey Hills Addition #3;  
Thence N0°00'43" E along the West line of said NE/4 and the East line of said Block 11 a distance of 170.00' to the Southwest corner of Magnolia Square Addition; Thence N90°00'00" E along the South line of Magnolia Square Addition a distance of 410.06' to the Southeast corner of Magnolia Square Addition; Thence N0°00'00" E along the East line of Magnolia Square Addition a distance of 383.34' to a point on the Southerly R/W line of State Highway 3 and the Point of Beginning.

Containing 380197.1257 square feet or 8.7281 acres more or less.



**R & J ASSOCIATES**  
SURVEYING & MAPPING  
P.O. BOX 193  
MUSTANG, OK 73064  
(405) 376-4411  
C.A. # 1906  
Expires 6/30/03

**W.R. Peacock, Inc.**  
Consulting Engineers  
P.O. Box 720707 - Oklahoma City, Ok. 73172  
412 S. Mustang Road - Oklahoma City, Ok.  
(405) 577-2600 • Fax (405) 577-2603  
Certificate of Authorization Number 2280  
Expiration Date: June 30, 2003