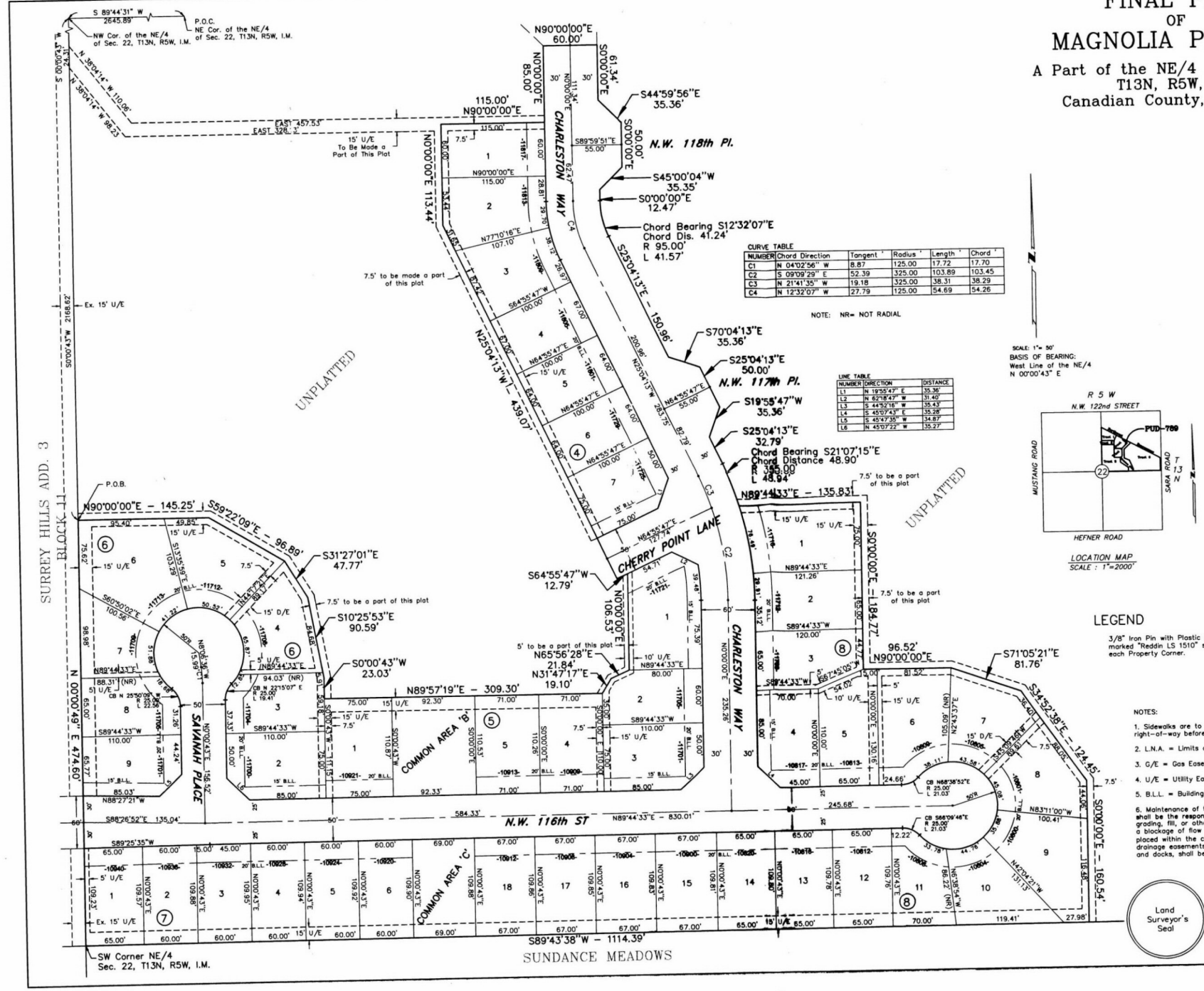
FINAL PLAT
OF
MAGNOLIA PHASE II

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

STATE OF OKLAHOMA) SS
CANADIAN COUNTY
Filed for record APR 21 2003
at 3:59 P.M. and recorded in
Book Page 356
Fee $ 20.00
Phyllis Bilby
County Clerk
By Deputy
2003011261

OFFICIAL SEAL
CANADIAN COUNTY, OK



CURVE TABLE					
NUMBER	Chord Direction	Tangent '	Radius '	Length '	Chord '
C1	N 04°02'56" W	8.87	125.00	17.72	17.70
C2	S 09°09'29" E	52.39	325.00	103.89	103.45
C3	N 21°41'35" W	19.18	325.00	38.31	38.29
C4	N 12°32'07" W	27.79	125.00	54.69	54.26

NOTE: NR= NOT RADIAL

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 19°55'47" E	35.36'
L2	N 62°18'47" W	31.40'
L3	S 44°52'16" W	35.43'
L4	S 45°07'43" E	35.28'
L5	S 45°47'35" W	34.87'
L6	N 45°07'22" W	35.27'

SCALE: 1" = 50'
BASIS OF BEARING:
West Line of the NE/4
N 00°00'43" E

LOCATION MAP
SCALE : 1"=2000'

LEGEND

3/8" Iron Pin with Plastic Cap marked "Reddin LS 1510" set at each Property Corner.

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 S 89°44'31" W along the North line of said NE/4 a distance of 2645.89';
Thence S 0°00'43" W along the West line of said NE/4 a distance of 2168.62' to the Point of Beginning;
Thence N 90°00'00" E a distance of 145.25';
Thence S 59°22'09" E a distance of 96.89';
Thence S 31°27'01" E a distance of 47.77';
Thence S 10°25'53" E a distance of 90.59';
Thence S 0°00'43" W a distance of 23.03';
Thence N 89°57'19" E a distance of 309.30';
Thence N 31°47'17" E a distance of 19.10';
Thence N 65°56'28" E a distance of 21.84';
Thence N 0°00'00" E a distance of 106.53';
Thence S 64°55'47" W a distance of 12.79';
Thence N 25°04'13" W a distance of 439.07';
Thence N 0°00'00" E a distance of 113.44';
Thence N 90°00'00" E a distance of 115.00';
Thence N 0°00'00" E a distance of 85.00';
Thence N 90°00'00" E a distance of 60.00';
Thence S 0°00'00" E a distance of 61.34';
Thence S 44°59'56" E a distance of 35.36';
Thence S 0°00'00"E a distance of 50.00';
Thence S 45°00'04" W a distance of 35.35';
Thence S 0°00'00" E a distance of 12.47';
Thence around a curve to the left with a radius of 95.00', a chord bearing of S 12°32'07" E, a chord distance of 41.24', a distance of 41.57';
Thence S 25°04'13" E a distance of 150.96';
Thence S 70°04'13" E a distance of 35.36';
Thence S 25°04'13" E a distance of 50.00';
Thence S 19°55'47" W a distance of 35.36';
Thence S 25°04'13" E a distance of 32.79';
Thence around a curve to the right with a radius of 355.00', a chord bearing of S 21°07'15" E, a chord distance of 48.90', a distance of 48.94';
Thence N 89°44'33" E a distance of 135.83';
Thence S 0°00'00" E a distance of 184.77';
Thence N 90°00'00" E a distance of 96.52';
Thence S 71°05'21" E a distance of 81.76';
Thence S 34°52'38" E a distance of 124.45';
Thence S 0°00'00" E of 160.54' to a point on the South line of said NE/4;
Thence S 89°43'38" W along the South line of said NE/4 a distance of 1114.39' to the Southwest corner of said NE/4;
Thence N 00°00'49" E along the West line of said NE/4 a distance of 474.60' to the Point of Beginning;

Containing 489490.59 square feet or 11.2372 acres more or less.

NOTES:

1. Sidewalks are to be constructed to Oklahoma City Standards within each lot adjacent to street right-of-way before occupancy permits will be issued for the applicable lot.
2. L.N.A. = Limits of No Access
3. G/E = Gas Easement
4. U/E = Utility Easement
5. B.L.L. = Building Limit Line
6. Maintenance of the Common Areas and/or Private Drainage Easements and Emergency Access 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.

Land Surveyor's Seal

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 & Assoc.
Consulting Engineers
P.O. Box 720797 - 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