

FINAL PLAT OF MAGNOLIA PHASE III

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

PLAT OF (MAGNOLIA) SS
Filed for record on 11/23/2002
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By: *Shirley Ann Dyer* Deputy
2002-011267



LEGAL DESCRIPTION

1. 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 Northeast Corner of said Northeast Quarter (NE/4)
Thence South 89°44'31" West along the North line of said NE/4 a distance of 2645.89 to the Northwest corner of said Northeast Quarter (NE/4);
Thence South 0°00'00" West along the West line of said Northeast Quarter (NE/4) a distance of 1463.22 to the Point of Beginning;
Thence North 90°00'00" East a distance of 326.48 feet;
Thence South 0°00'00" East a distance of 183.00 feet;
Thence South 45°00'00" West a distance of 33.36 feet;
Thence South 0°00'00" East a distance of 50.00 feet;
Thence South 45°00'00" West a distance of 33.36 feet;
Thence South 0°00'00" East a distance of 85.00 feet;
Thence South 0°00'00" West a distance of 113.00 feet;
Thence South 0°00'00" East a distance of 114.44 feet;
Thence South 25°04'13" East a distance of 439.07 feet;
Thence North 64°55'47" West a distance of 12.79 feet;
Thence South 0°00'00" East a distance of 106.53 feet;
Thence South 65°56'28" West a distance of 21.84 feet;
Thence South 31°47'17" West a distance of 19.10 feet;
Thence South 89°44'31" West a distance of 309.30 feet;
Thence North 10°25'33" East a distance of 23.03 feet;
Thence North 10°25'33" East a distance of 90.59 feet;
Thence North 31°27'01" West a distance of 42.77 feet;
Thence North 30°22'09" East a distance of 96.89 feet;
Thence North 90°00'00" East along the West line of said NE/4 a distance of 705.40 to the Point of Beginning.

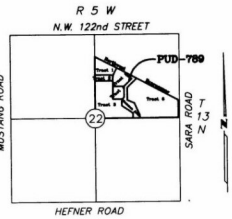
SCALE: 1" = 60'
BASIS OF BEARING:
West line of the NE/4
N 00°00'43" E

2. Containing 415628.06 square feet or 9.5415 acres more or less.
AND

Commencing at the NE corner of the NE/4, Section 22, T13N, R5W, I.M.
Thence South 89°44'31" West along the North line of said NE/4 a distance of 1741.17 feet;
Thence South 0°00'00" West a distance of 1821.90 to the Point of Beginning;
Thence North 24°01'16" East a distance of 54.94 feet;
Thence North 0°00'00" East a distance of 109.00 feet;
Thence North 11°59'48" East a distance of 139.32 feet;
Thence South 0°00'00" East a distance of 86.33 feet;
Thence South 60°20'15" East a distance of 263.14 feet;
Thence South 32°43'44" East a distance of 96.52 feet;
Thence South 0°00'00" West a distance of 104.91 to a point on the South line of said NE/4;
Thence South 89°44'33" West along the South line of said NE/4 a distance of 277.47 feet;
Thence North 34°52'28" West a distance of 124.45 feet;
Thence North 71°05'21" West a distance of 81.76 feet;
Thence North 90°00'00" West a distance of 160.24 feet;
Thence North 34°52'28" West a distance of 184.77 feet;
Thence South 89°44'33" West a distance of 135.83 feet;
Thence around a curve to the left with a radius of 333.00', a chord bearing of North 21°07'15" West, a chord distance of 48.90', a distance of 48.94 feet;
Thence North 22°04'13" West a distance of 32.79 feet;
Thence North 19°54'17" East a distance of 12.47 feet;
Thence North 25°04'13" West a distance of 50.00 feet;
Thence North 70°04'13" West a distance of 35.36 feet;
Thence North 19°55'47" East a distance of 161.96 feet;
Thence around a curve to the right with a radius of 95.00', a chord bearing of North 12°32'07" West, a chord distance of 41.24', a distance of 41.57 feet;
Thence North 0°00'00" West a distance of 12.47 feet;
Thence North 45°00'00" East a distance of 33.36 feet;
Thence North 0°00'00" West a distance of 50.00 feet;
Thence North 64°55'47" West a distance of 65.00 feet;
Thence North 90°00'00" East a distance of 327.63' to the Point of Beginning.

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

Note:
#3 Bar with Plastic Cap marked
CA 4200" set at each Property Corner.
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.



LOCATION MAP
SCALE: 1" = 2000'

LINE TABLE (LEGAL DESCRIPTION)

NUMBER	DIRECTION	DISTANCE
L1	S 45°00'00" W	35.36'
L2	S 45°00'00" E	35.36'
L3	N 44°59'55" W	35.36'
L4	N 45°00'04" E	35.35'
L5	N 00°00'00" W	12.47'
L6	N 70°04'13" W	35.36'
L7	N 25°04'13" W	50.00'
L8	N 19°55'47" E	35.36'
L9	N 25°04'13" W	32.79'

CURVE TABLE (LEGAL DESCRIPTION)

NUMBER	Chord Direction	Tangent	Radius	Length	Chord	Delta
C1	S 12°32'07" E	21.12	95.00	41.57	41.24	25°04'13"
C2	S 21°07'15" E	24.51	355.00	48.94	48.90	07°53'58"

CURVE TABLE (CENTERLINE)

NUMBER	Chord Direction	Tangent	Radius	Length	Chord	Delta
C3	N 12°32'07" W	27.79	125.00	54.69	54.26	
C4	S 70°04'13" E	125.00	125.00	156.33	178.78	
C5	S 77°27'58" W	27.80	125.00	54.70	54.26	

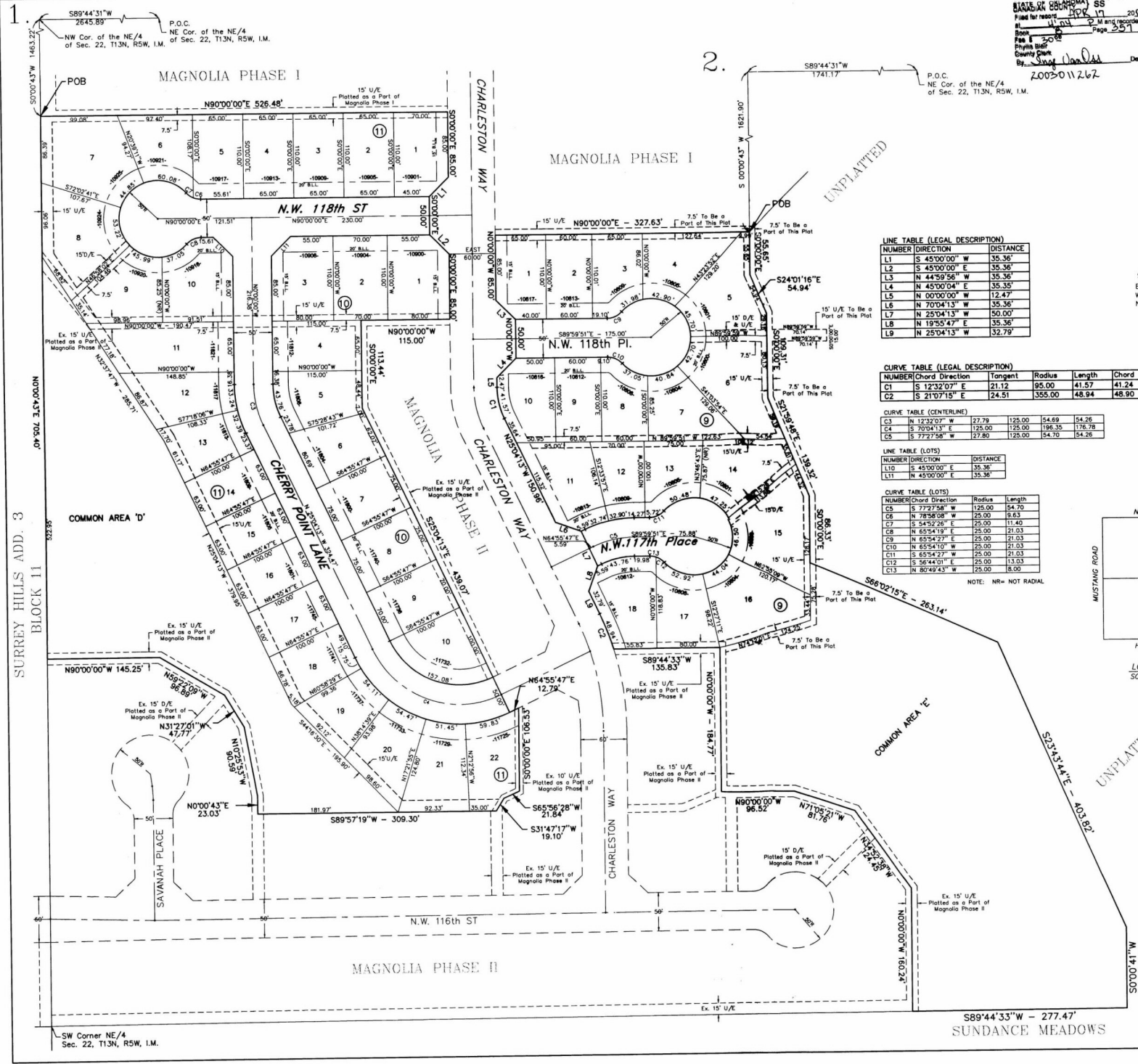
LINE TABLE (LOTS)

NUMBER	DIRECTION	DISTANCE
L10	S 45°00'00" E	35.36'
L11	N 45°00'00" E	35.36'

CURVE TABLE (LOTS)

NUMBER	Chord Direction	Radius	Length
C6	S 77°27'58" W	125.00	54.70
C7	N 78°58'08" W	25.00	9.63
C8	S 54°52'28" E	25.00	11.40
C9	N 65°54'19" E	25.00	21.03
C10	N 65°54'27" E	25.00	21.03
C11	N 65°54'10" W	25.00	21.03
C12	S 65°54'27" E	25.00	21.03
C13	S 64°41'01" E	25.00	13.03
C14	N 80°49'43" W	25.00	8.00

NOTE: N/R = NOT RADIAL



R & J ASSOCIATES
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Expires 6/30/03

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