

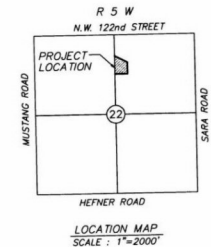
FINAL PLAT OF MAGNOLIA SQUARE

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

DOL # 2022003142
STATE OF OKLAHOMA
CANADIAN COUNTY
Filed for record on **12/08/25** at **10:15 AM** and recorded in
Book **118** Page **312**
Fee \$ **15.00**
MARK MISHORE
County Clerk
by **[Signature]** Deputy



SCALE: 1" = 30'



UNPLATTED

NW Cor. of the NE/4 of Sec. 22, T13N, R5W, I.M. S 89°44'31" W 2645.89'
NE Cor. of the NE/4 of Sec. 22, T13N, R5W, I.M. S 00°00'43" W 693.11'

P.O.B.

SURREY HILLS ADD. BLOCK B

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 Northeast corner of the NE/4, Section 22, T13N, R5W, I.M.

Thence N89°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 and the Point of Beginning;

Thence S62°07'51"E along the Southerly R/W line of State Highway # 3 a distance of 463.71';

Thence S0°00'00"W a distance of 383.34';

Thence N90°00'00"W a distance of 410.06' to a point on the West line of said NE/4 and the East line of Surrey Hills Addition # 3;

Thence N0°00'43"E along the West line of said NE/4 and the East line of Surrey Hills Addition # 3, a distance of 600.11' to a point on the Southerly R/W line and the Point of Beginning;

Containing 201611.8468 square feet or 4.6283 acres more or less.

SURREY HILLS ADD. BLOCK 11

N.W. 119th STREET
N90°00'00"W - 410.06'
UNPLATTED

NOTES:

- Common Area "A" will be maintained by the Property Owners Association and not by the City of Oklahoma City. Common Area "A" is defined as a private drive and access area which provides legal frontage and access to the interior lots of this plat.
- Prior to the sale of any parcel in this subdivision, a conspicuous sign shall be posted and maintained at the entrance "Private Roadways - Not Maintained by the City of Oklahoma City".
- A sidewalk is to be constructed to Oklahoma City Standards along NW 119th Street (North side only) before occupancy permits will be issued.
- L.N.A. = Limits of No Access
- G/E = Gas Easement
- U/E = Utility Easement



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 220797 - Oklahoma City, OK 73122
412 S. Mustang Road - Oklahoma City, OK
(405) 577-2600 • Fax (405) 577-2603
Certificate of Authorization Number 2260
Expiration Date: June 30, 2003