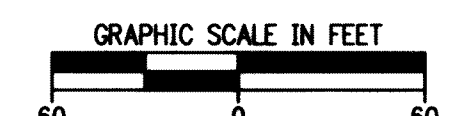




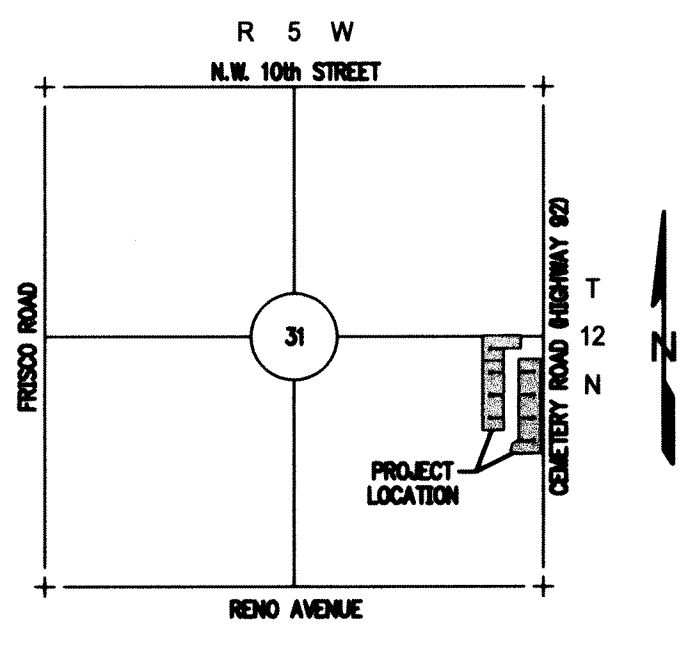
# FINAL PLAT OF THE SPRINGS AT SETTLERS RIDGE SECTION 2

BEING A PART OF THE S.E./4 OF SECTION 31, T-12-N, R-5-W, I.M.  
 OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

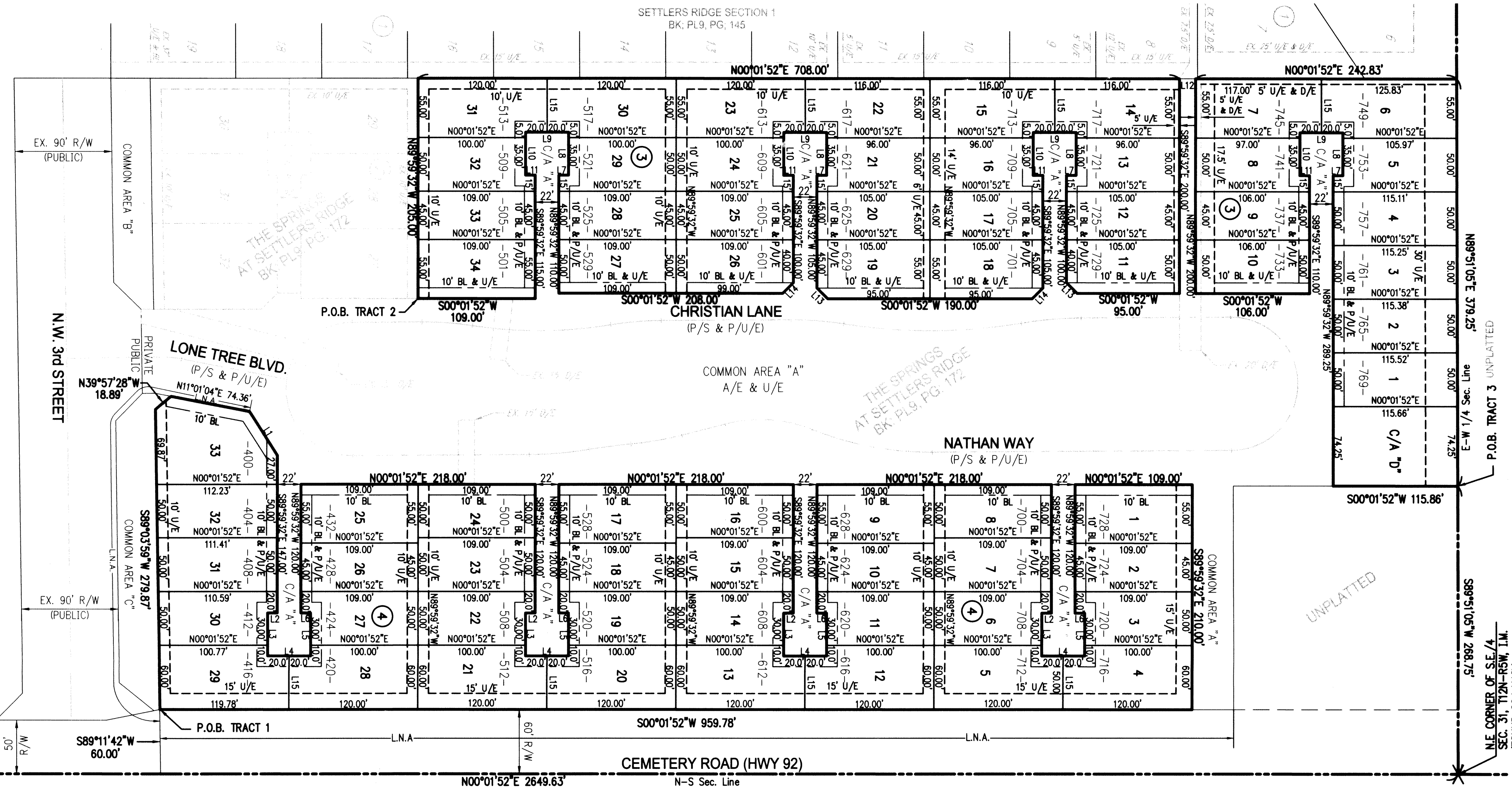
SCALE: 1" = 60'



BASIS OF BEARING = EAST LINE OF THE  
 S.E./4 OF SEC. 31, T-12-N, R-5-W, I.M.  
 (N00°01'52"E)



LOCATION MAP  
 SCALE: 1" = 2000'



**NOTES**

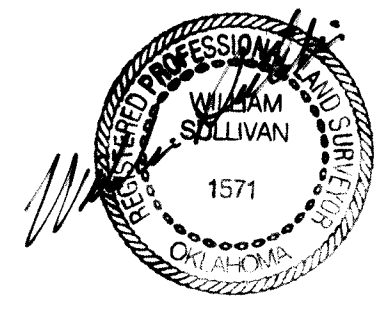
1. THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
2. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:  
 MAGNETIC NAILS WITH WASHER FOR ALL PAVING  
 3/8" IRON RODS WITH A PLASTIC CAP
3. PROPERTY CORNER MONUMENTS SHALL BE:  
 3/8" IRON RODS WITH A PLASTIC CAP
4. MAINTENANCE OF THE COMMON AREAS, PRIVATE STREETS AND DRIVES, ISLANDS/MEDIANS WITHIN PUBLIC STREET R.O.W., AND LANDSCAPING ALONG AND ADJACENT TO CEMETERY ROAD SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE SPRINGS AT SETTLERS RIDGE, SECTION 2 AS FURTHER DEFINED IN THE COVENANTS AND RESTRICTIONS FILED OF RECORD FOR SAID DEVELOPMENT.
5. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN COMMON AREAS PLATTED FOR DRAINAGE PURPOSES AND/OR PRIVATE 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.
6. COMMON AREA 'A', DEFINED AS A PRIVATE DRIVE/ACCESS EASEMENT IN THE SPRINGS AT SETTLERS RIDGE ADDITION PROVIDES LEGAL FRONTAGE AND ACCESS TO THE LOTS ADJACENT THERETO. THESE AREAS, AND ALL INCLUDED EXISTING DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS OF ALL PHASES AND/OR SECTIONS OF THE SPRINGS AT SETTLERS RIDGE.

POINT OF COMMENCEMENT  
 S.E. CORNER OF S.E./4  
 SEC. 31, T12N-R5W, I.M.  
 (FOUND P.K. NAIL)  
 (O.C.C.R. FILED 03/04/05)

S.E. CORNER OF S.E./4  
 SEC. 31, T12N-R5W, I.M.  
 (FOUND 60# NAIL)  
 (O.C.C.R. FILED 03/04/05)

LEGEND	
P.O.B.	POINT OF BEGINNING
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
P/S & P/U/E	PRIVATE STREET AND PUBLIC UTILITY EASEMENT
C/A	COMMON AREA

NUMBER	BEARING	DISTANCE
L1	N57°35'35"E	48.34'
L2	S00°01'52"W	9.00'
L3	S89°59'32"E	40.00'
L4	N00°01'52"E	40.00'
L5	N89°59'32"W	40.00'
L6	S00°01'52"W	9.00'
L7	N00°01'52"E	9.00'
L8	N89°59'32"W	40.00'
L9	S00°01'52"W	40.00'
L10	S89°59'32"E	40.00'
L11	N00°01'52"E	9.00'
L12	S00°01'52"W	15.00'
L13	S45°01'10"W	14.15'
L14	S44°58'50"E	14.14'
L15	N89°59'32"W	50.00'



FINAL PLAT TO SERVE  
 THE SPRINGS AT SETTLERS RIDGE SECTION 2

214 E. Main  
 Oklahoma City, Oklahoma 73104

**Crafton Tull**  
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 www.craftontull.com

SHEET NO.:	2 OF 2
DATE:	04/28/11
PROJECT NO.:	056011-00