

# FINAL PLAT

of

## SUNDANCE LAKES

A PART OF THE NE/4 OF SECTION 27, T13N, R5W, I.M.  
CANADIAN COUNTY, OKLAHOMA

SCALE: 1"=100'

### LEGAL DESCRIPTION

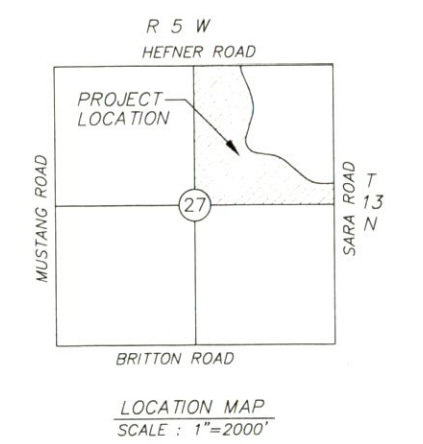
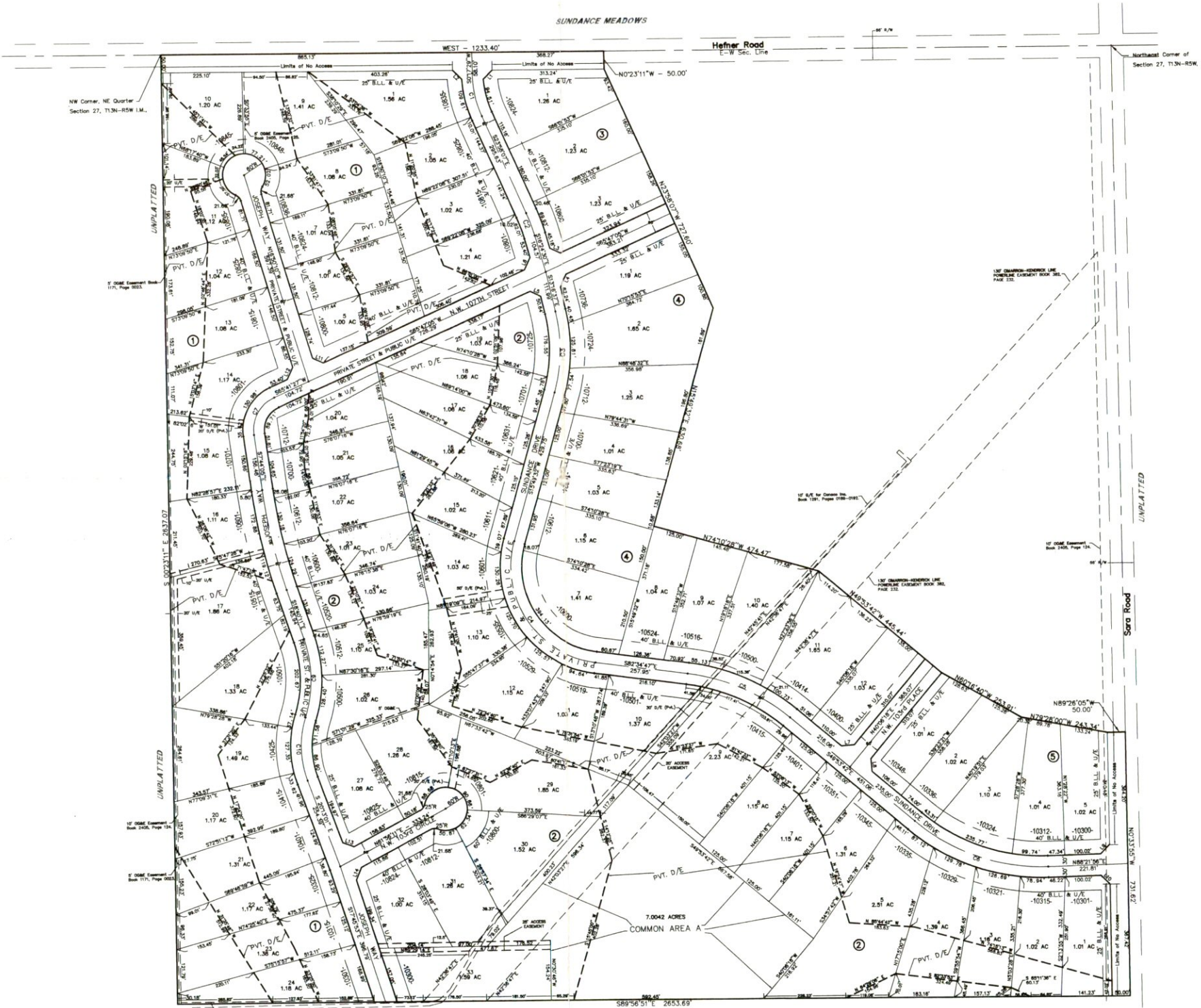
Sundance Lakes  
A tract of land lying in the Northeast Quarter of Section 27, Township 13 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Northwest Corner of the Northeast Quarter of said Section 27, Township 13 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma;

- THENCE South 00°23'11" East, a distance of 2,637.07 feet;
- THENCE South 89°56'51" East, a distance of 2,653.69 feet;
- THENCE North 00°33'55" West, a distance of 731.62 feet;
- THENCE North 89°26'05" West, a distance of 50.00 feet;
- THENCE North 79°28'00" West, a distance of 243.34 feet;
- THENCE North 60°16'40" West, a distance of 253.91 feet;
- THENCE North 49°53'42" West, a distance of 445.44 feet;
- THENCE North 74°10'28" West, a distance of 474.47 feet;
- THENCE North 15°49'32" East, a distance of 630.68 feet;
- THENCE North 23°58'07" West, a distance of 727.60 feet;
- THENCE North 00°23'11" West, a distance of 50.00 feet;
- THENCE West, a distance of 1233.40 feet to the POINT OF BEGINNING;

Said tract of land containing 4950317.1890 square feet or 113.6436 acres, more or less.

LEGEND:  
PVT. D/E IS PRIVATE DRAINAGE EASMENT



DATE: 08/03/99

OWNER  
CLAUD CYPERT  
10820 RUSTLER LANE  
YUKON, OKLAHOMA  
73099

Ddc # 200103537  
STATE OF OKLAHOMA  
CANADIAN COUNTY  
Filed for record on 08/25/99 at 11:11 AM and recorded in Book 1459 Page 239  
Fee \$ 2.50  
MARK TRISHOE  
County Clerk

NUMBER	DIRECTION	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
11	S	47°22'30"	14.00		
12	N	27°12'18"	30.40		
13	N	85°14'24"	32.40		
14	N	28°12'14"	38.50		
15	S	84°42'24"	18.27		
16	S	70°11'58"	228.69		
17	S	82°32'30"	14.57		
18	N	44°53'42"	35.30		
19	N	41°52'24"	33.00		
20	S	24°22'30"	37.50		
21	N	89°56'51"	2653.69		
22	N	00°23'11"	50.00		
23	N	00°33'55"	731.62		
24	N	89°26'05"	50.00		
25	N	79°28'00"	243.34		
26	N	60°16'40"	253.91		
27	N	49°53'42"	445.44		
28	N	74°10'28"	474.47		
29	N	15°49'32"	630.68		
30	N	23°58'07"	727.60		
31	N	00°23'11"	50.00		
32	W		1233.40		

NOTE:  
Maintenance of the Private Streets, Private Drainage Easements and Common Area shown on the plat shall be the responsibility of the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions including fences, either temporary or permanent, shall be placed within the private drainage easements shown.

EASEMENTS:  
Blanket Easement for the East Half of the Northeast Quarter of Section 27, T13N, R5W, I.M. to Koch Industries. Book 1669, Page 196.  
Blanket Easement for Section 27, T13N, R5W, I.M. to Conoco Inc. Book 1459, Pages 0819-0821.

Surveyor's  
Notary  
Seal

**R & J ASSOCIATES**  
SURVEYING & MAPPING  
P.O. BOX 193  
MUSTANG, OK 73064  
(405) 376-4411  
C.A. # 1906  
Expires 6/30/01

**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, 2001