

# FINAL PLAT OF WESTCREEK ESTATES PHASE II

A PART OF THE SE/4 SECTION 5, T11N, R5W, I.M.  
CANADIAN COUNTY, OKLAHOMA



W.R. Peacock  
11:00  
Dec 2003  
2543

Basis of Bearing South Line of the SE/4 of S89°43'36"W  
SCALE: 1"=60'

### LEGAL DESCRIPTION

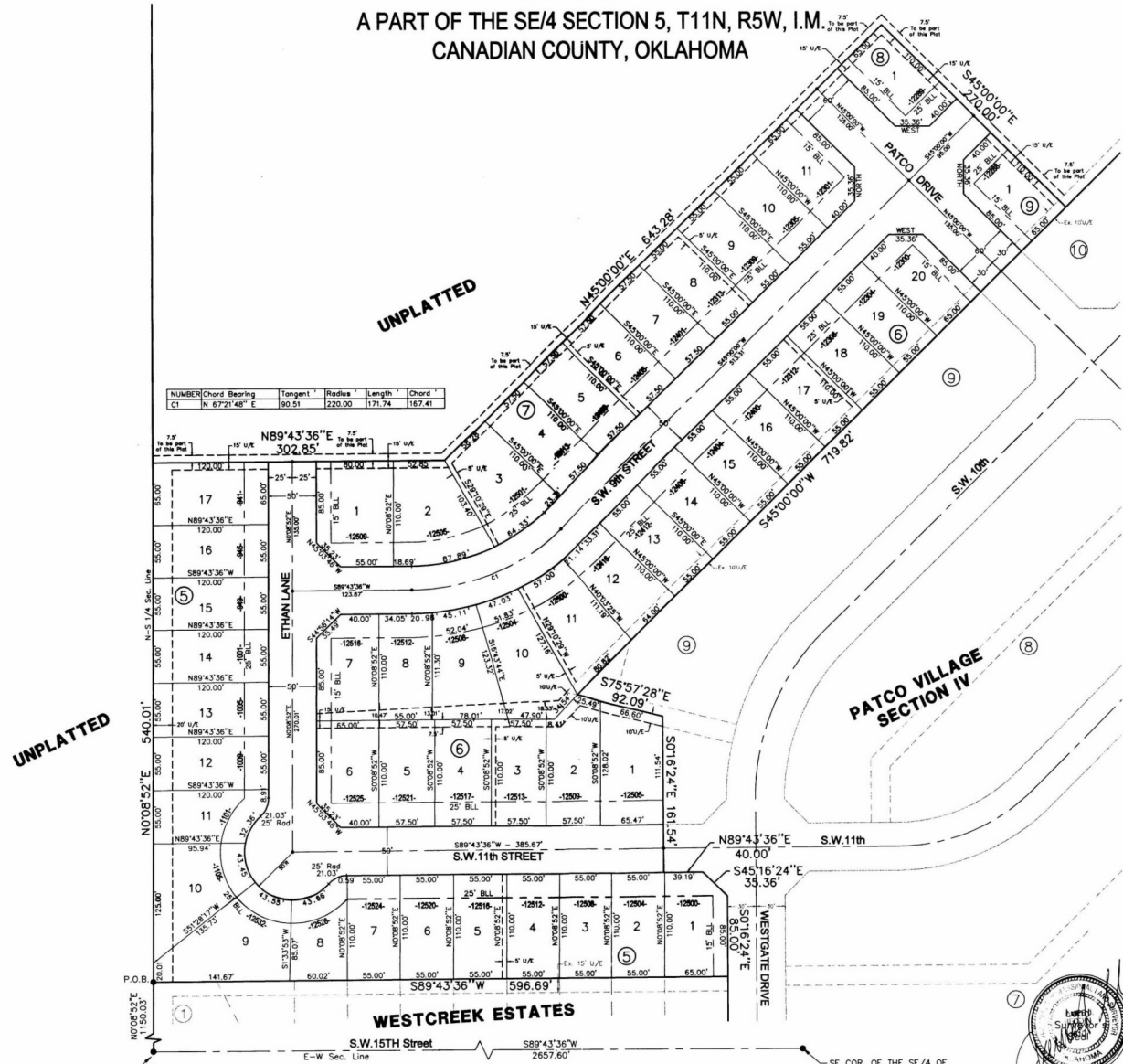
A piece, parcel or tract of land lying in the Southeast Quarter (SE/4) of Section FIVE (5), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of the SE/4 of said Section 5;  
Thence S 89°43'36" W along the South line of the SE/4 of said Section 5 a distance of 2657.60' to the Southwest corner of the SE/4 of said Section 5;  
Thence N 0°08'52" E along the West line of the SE/4 of said Section 5 a distance of 1150.03' to the Northwest corner of lot 10, Block 1 in the Westcreek Estates Addition to the City of Oklahoma City and the Point of Beginning;  
Thence continuing N 0°08'52" E along the West line of the SE/4 of said Section 5 a distance of 540.01';  
Thence N 89°43'36" E a distance of 302.85';  
Thence N 45°00'00" E a distance of 643.28';  
Thence S 45°00'00" E a distance of 270.00' to a point on the Northwestern line of Block 10 in the Patco Village Section IV Addition to the City of Oklahoma City;  
Thence S 45°00'00" W along the Northwestern line of Blocks 9 & 10 a distance of 719.82' to the Northwestern corner of Lot 9, Block 9 in said Patco Village Section IV Addition;  
Thence S 75°57'28" E along the Southerly line of Lot 9, Block 9, in said Patco Village Section IV addition a distance of 92.09' to the Northwest corner of Lot 10, Block 9, in said Patco Village Section IV Addition;  
Thence S 0°16'24" E along the Westerly Line of said Lot 10 and the Westerly Boundary of said Patco Village Section IV Addition a distance of 161.54';  
Thence N 89°43'36" E along the Westerly Boundary of said Patco Village Section IV Addition a distance of 40.00';  
Thence S 45°16'24" E along the Westerly Boundary of said Patco Village Section IV Addition a distance of 35.36';  
Thence S 0°16'24" E along the Westerly Boundary of said Patco Village Section IV Addition a distance of 85.00' to the Northeast corner of Lot 1, Block 1, in said Westcreek Estates Addition;  
Thence S 89°43'36" W along the North line of Block 1, in said Westcreek Estates Addition a distance of 596.69' to the Northwest corner of Lot 10, Block 1, in said Westcreek Estates I Addition and the Point of Beginning;

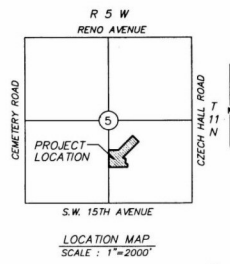
Containing 437276.5788 square feet or 10.0385 acres more or less.

NOTE:  
Sidewalks are to be constructed to Oklahoma City Standards along all interior streets. The sidewalk must be constructed prior to the issuance of a certificate of occupancy for each affected lot.

SW COR. OF THE SE/4 OF SEC. 5, T11N, R5W, I.M.



NUMBER	Chord Bearing	Tangent	Radius	Length	Chord
C1	N 67°21'48" E	90.51	220.00	171.74	167.41



**R & J ASSOCIATES**  
SURVEYING & MAPPING  
Consulting Engineers  
P.O. Box 193  
MUSTANG, OK. 73064  
(405) 378-4411  
C.A. # 1906  
Expires 6/30/03

**W.R. Peacock & Assoc.**  
Consulting Engineers  
P.O. Box 220787 - Oklahoma City, OK. 73122  
412 S. Mustang Road - Oklahoma City, OK.  
(405) 357-2600 • Fax (405) 357-2603  
Certificate of Authorization Number 2280  
Expiration Date June 30, 2003