

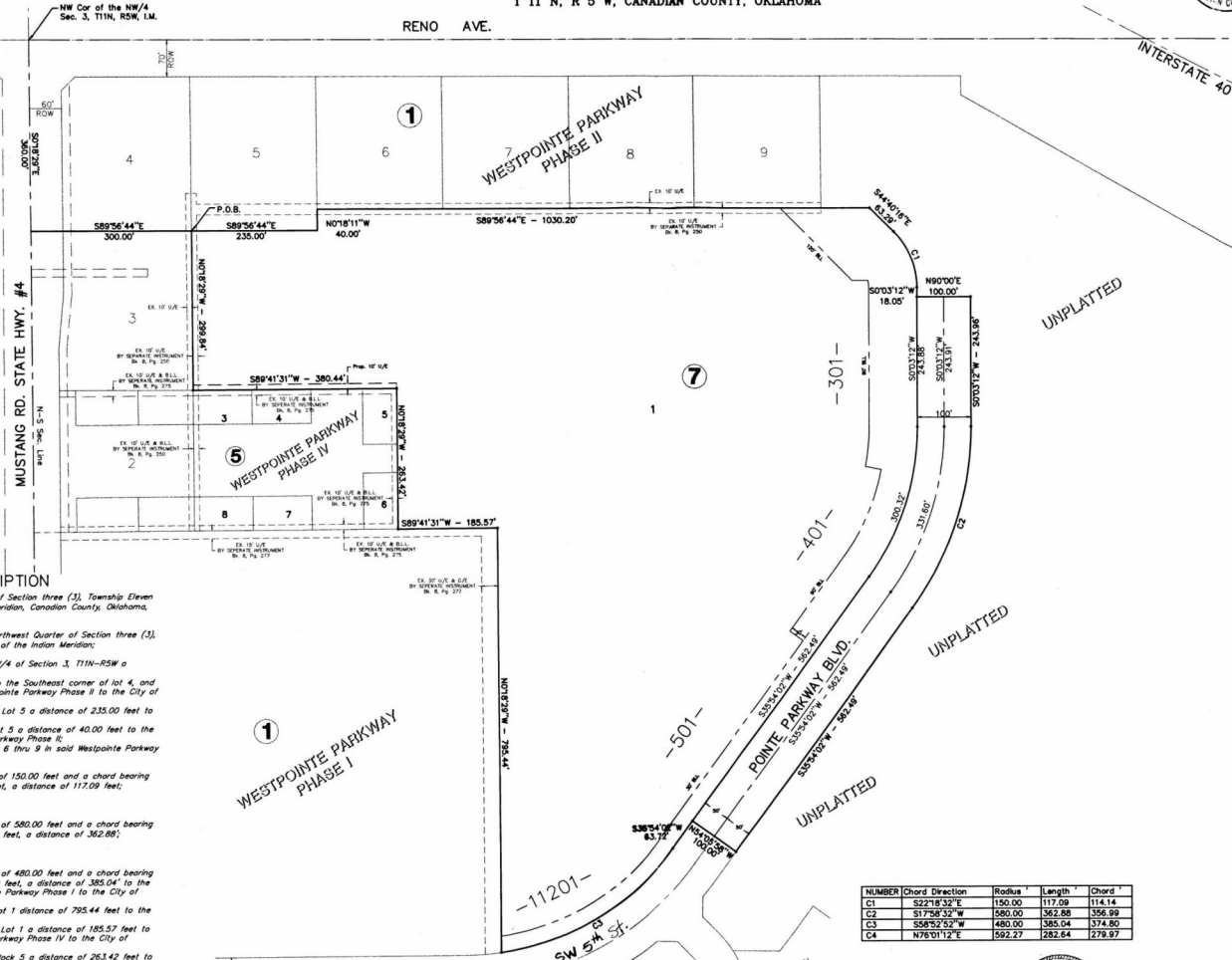
FINAL PLAT WESTPOINTE PARKWAY PHASE VI

A PART OF THE NW/4 OF SEC. 3,
T 11 N, R 5 W, CANADIAN COUNTY, OKLAHOMA



Doc. # 202016591
STATE OF OKLAHOMA
CANADIAN COUNTY
FILED
APR 20 2020
MAYOR
CITY CLERK
S. J. [Signature]

SCALE: 1" = 100'
BASIS OF BEARING
WEST LINE OF NW/4
S01°18'29"E



LEGAL DESCRIPTION

A Tract of land lying in the Northwest Quarter of Section three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest Corner of said Northwest Quarter of Section three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian;

Thence S07°18'29"E along the West line of the NW/4 of Section 3, T11N-R5W a distance of 300.00 feet;

Thence S89°56'44"E a distance of 300.00 feet to the Southeast corner of lot 4, and the Southwest corner of Lot 5 Block 1, in Westpointe Parkway Phase II to the City of Oklahoma City and the POINT OF BEGINNING;

Thence S89°56'44"E along the South line of said Lot 5 a distance of 235.00 feet to the Southeast corner of said lot 5;

Thence N07°18'11"W along the East line of said Lot 5 a distance of 40.00 feet to the Southwest corner of Lot 6 in said Westpointe Parkway Phase II;

Thence S89°56'44"E along the South line of Lots 6 thru 9 in said Westpointe Parkway Phase II, extended a distance of 1030.20 feet;

Thence S44°40'16"E a distance of 63.29 feet;

Thence on a curve to the right having a radius of 150.00 feet and a chord bearing of S22°18'32"E, and chord distance of 114.14 feet, a distance of 117.09 feet;

Thence S07°18'12"W a distance of 18.00 feet;

Thence N90°00'00"E a distance of 100.00 feet;

Thence S07°18'12"W a distance of 243.96 feet;

Thence on a curve to the right, having a radius of 580.00 feet and a chord bearing of S17°58'32"W, and a chord distance of 356.99 feet, a distance of 362.88';

Thence S32°54'02"W a distance of 362.88 feet;

Thence N55°02'58"W a distance of 100.00 feet;

Thence S32°54'02"W a distance of 63.72 feet;

Thence on a curve to the right, having a radius of 480.00 feet and a chord bearing of S58°52'52"W, and a chord distance of 374.80 feet, a distance of 385.04' to the Southeast corner of Lot 1, Block 1 in Westpointe Parkway Phase I to the City of Oklahoma City;

Thence N07°18'29"W along the East line of said Lot 1 a distance of 795.44 feet to the Northwest corner of said lot 1;

Thence S89°41'31"W along the North line of said Lot 1 a distance of 185.57 feet to the Southeast corner of Block 5 in Westpointe Parkway Phase IV to the City of Oklahoma City;

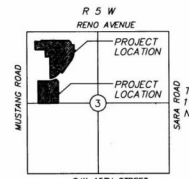
Thence N07°18'29"W along the East line of said Block 5 a distance of 263.42 feet to the Northeast corner of said Block 5;

Thence S89°41'31"W along the North line of said Block 5 a distance of 380.44 feet to the Southeast corner of Lot 3, Block 1 in said Westpointe Parkway Phase II;

Thence N07°18'29"W along the East line of said Lot 3 a distance of 299.84 feet to the Northeast corner of said Lot 3 and the POINT OF BEGINNING.

Containing 1174614.17 square feet or 26.965 acres more or less.

NUMBER	Chord Direction	Radius'	Length'	Chord'
C1	S22°18'32"E	150.00	117.09	114.14
C2	S17°58'32"W	580.00	362.88	356.99
C3	S58°52'52"W	480.00	385.04	374.80
C4	N79°01'12"E	562.27	282.64	279.97



LOCATION MAP
SCALE: 1" = 2000'

NOTE: Sidewalks are to be constructed to Oklahoma City Standards along all streets, including arterial streets as well as along S.W. 5th Street and Pointe Parkway Blvd.



R & J ASSOCIATES
SURVEYING & MAPPING
P.O. Box 181
MUSTANG, OK. 73064
(405) 378-4411
C.A. # 1906
Expires 6/30/23

W.R. Peacock, Inc.
Consulting Engineers
P.O. Box 720787 - Oklahoma City, OK 73172
412 S. Mustang Road - Oklahoma City, OK
(405) 271-2600 • Fax (405) 271-2601
Certificate of Authorization Number 22880
Expiration Date: June 30, 2023