

# WICKFORD ESTATES

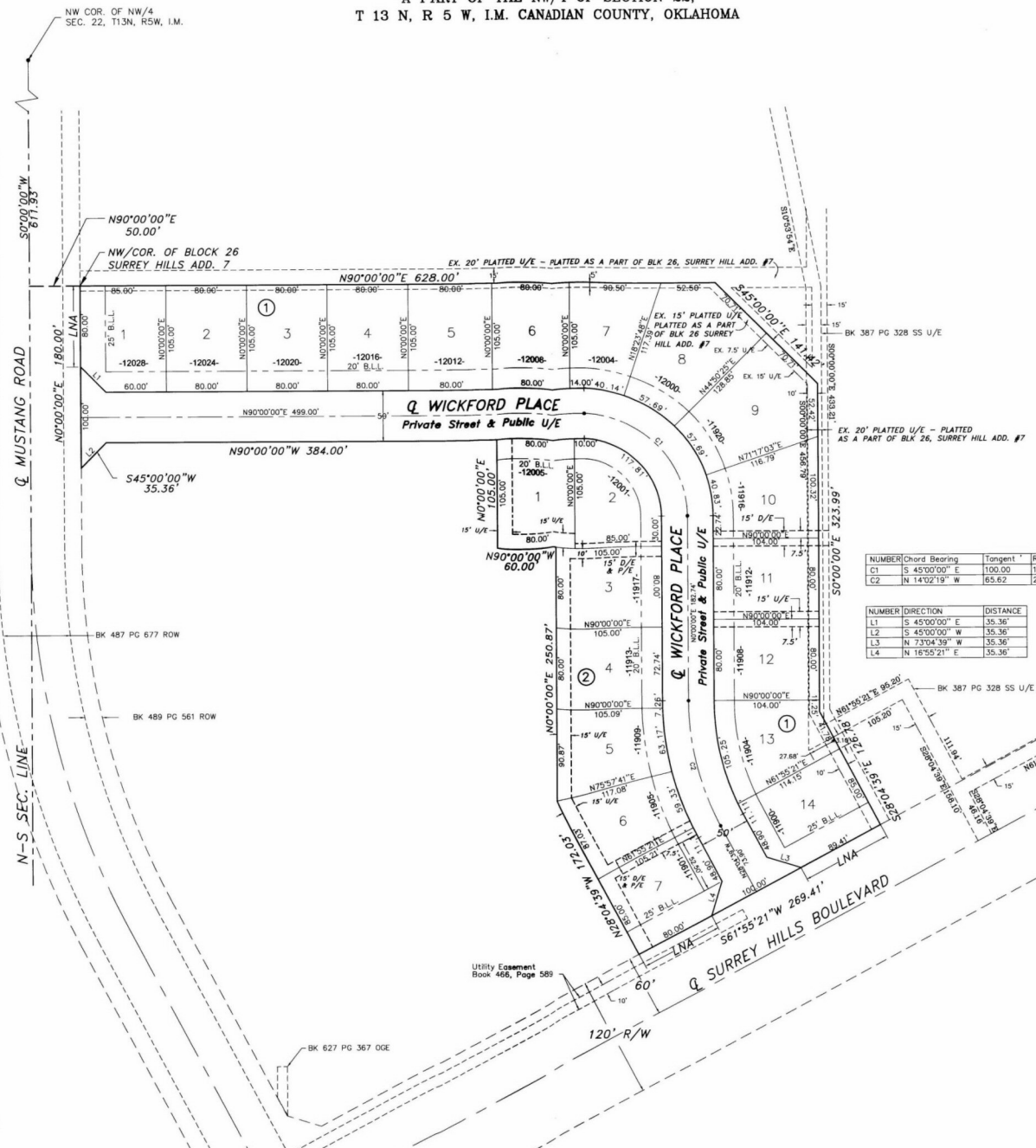
A REPLAT OF A PART OF BLOCK 26, SURREY HILLS ADDITION NO. SEVEN

A PART OF THE NW/4 OF SECTION 22,  
T 13 N, R 5 W, I.M. CANADIAN COUNTY, OKLAHOMA



2001021482  
STATE OF OKLAHOMA  
CANADIAN COUNTY  
Filed for record on 02/14/01  
at 3:56 P.M. by recorded in  
Book 330 Page 362  
MARK MISHORE  
COUNTY CLERK  
BY [Signature]

SCALE: 1" = 60'  
BASIS OF BEARING: SURREY HILLS ADDITION NO. SEVEN PLAT



## LEGAL DESCRIPTION

A Tract of Land lying in the NW/4 Sec. 22, T13N, R5W, Indian Meridian, Canadian County, Oklahoma being more particularly described as follows;

Commencing at the NW Corner of the NW/4 Sec. 22, T13N, R5W, I.M.;

- THENCE S 00°00'00"W along the West Line of said NW/4, a distance of 611.93 feet;
- THENCE N 90°00'00"E, a distance of 50.00 feet to the NW Corner of Block 26 Surrey Hills No. 7 and the East R/W Line of Mustang Road for the Point of Beginning;
- THENCE N 90°00'00"E along North Line of Said Block 26, a distance of 628.00 feet;
- THENCE S 45°00'00" E along the Northeasterly line of Said Block 26, a distance of 141.42 feet;
- THENCE S 00°00'00" E along the East Line of Said Block 26, a distance of 323.99 feet;
- THENCE S 28°04'39" E along the Easterly Line of Said Block 26, a distance of 126.78 feet to a point on the Northerly R/W Line of Surrey Hills Blvd.;
- THENCE S 61°55'21" W along the Northerly Line of Surrey Hills Blvd., a distance of 269.41 feet;
- THENCE N 28°04'39" W, a distance of 172.03 feet;
- THENCE N 00°00'00" E, a distance of 250.87 feet;
- THENCE N 90°00'00" W, a distance of 60.00 feet;
- THENCE N 00°00'00" E, a distance of 105.00 feet;
- THENCE N 90°00'00" W, a distance of 384.00 feet;
- THENCE S 45°00'00" W, a distance of 35.36 feet to a point on the East R/W Line of Mustang Road;
- THENCE N 00°00'00" E along the East R/W Line of Mustang Road a distance of 180.00 feet to the NW Corner of Said Block 26 and the Point of Beginning;

Said Tract of Land containing 251,786.9759 square feet or 5.78 acres more or less.

NOTE:  
1. All Common Areas and Private Streets will be maintained by the Property Owners Association.

2. Every deed must clearly acknowledge "Said roadway is private and not maintained by the City of Oklahoma City."

3. Prior to the sale of any parcel in this subdivision, a conspicuous sign shall be posted and maintained at the entrance stating "Private Roadways - Not Maintained by the City of Oklahoma City."

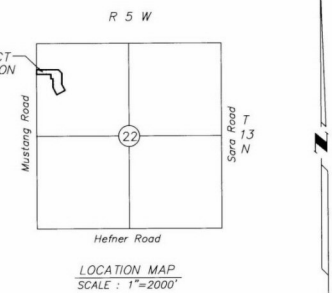
4. Sidewalks are to be constructed to Oklahoma City Standards along all interior streets before occupancy permits will be issued.

5. LNA = Limits of No Access

6. P/E = Pedestrian Easement

NUMBER	Chord Bearing	Tangent	Radius	Length	Chord Length
C1	S 45°00'00" E	100.00	100.00	157.08	141.42
C2	N 14°02'19" W	65.62	262.45	128.61	127.33

NUMBER	DIRECTION	DISTANCE
L1	S 45°00'00" E	35.36'
L2	S 45°00'00" W	35.36'
L3	N 73°04'39" W	35.36'
L4	N 16°55'21" E	35.36'



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 & 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, 2003