

# FINAL PLAT of WIMBERLEY ESTATES

FINAL PLAT  
of

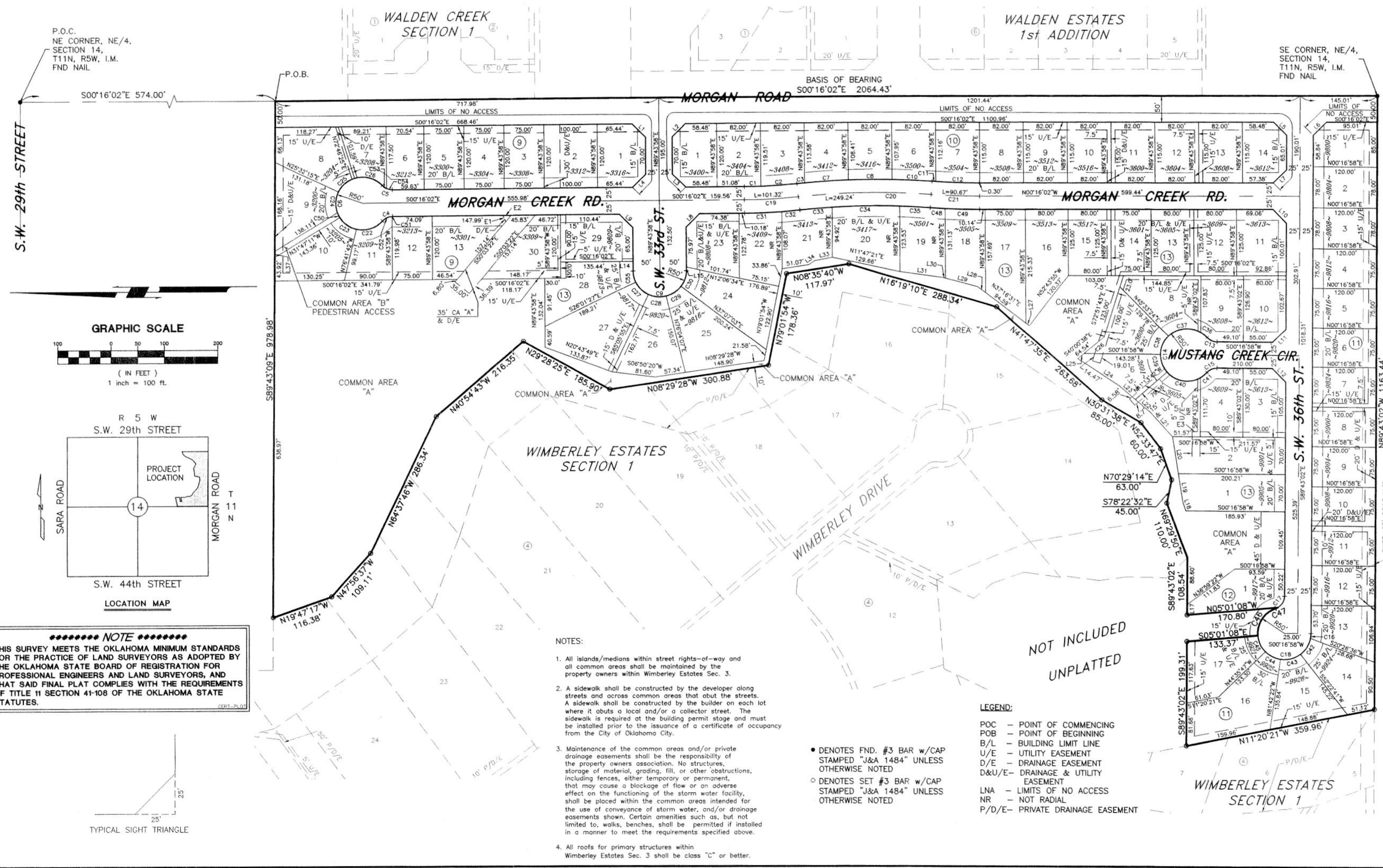
SECTION 3

BEING A PART OF THE NE/4 SECTION 14, T11N, R5W, I.M.

AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



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Canadian County, OK



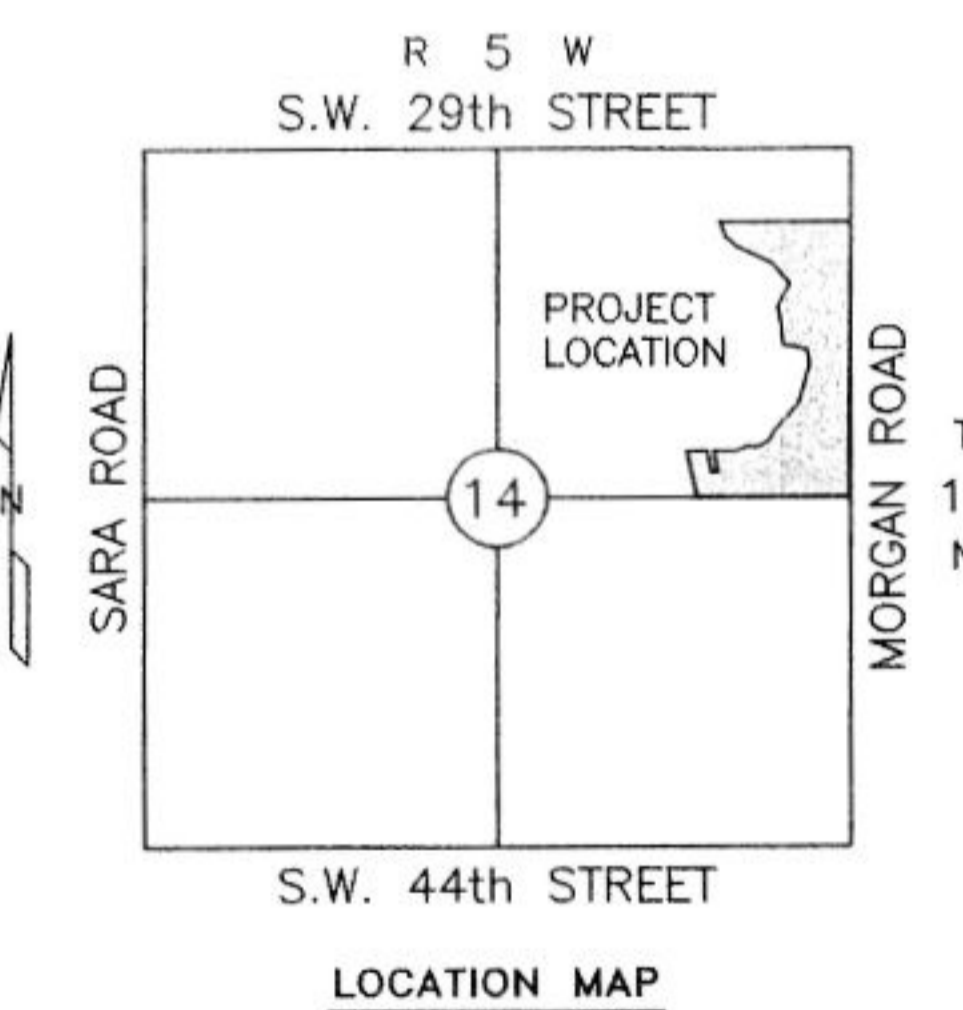
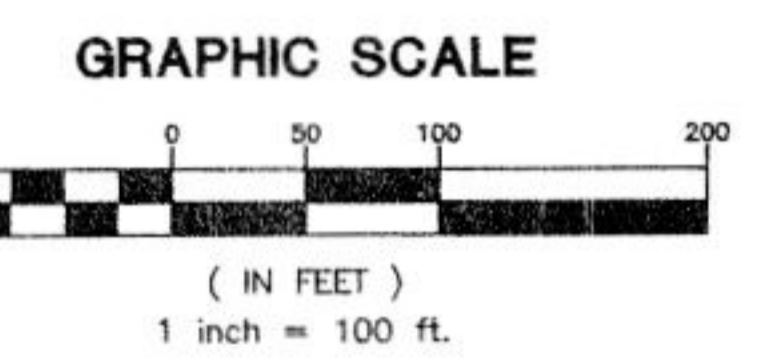
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION	DELTA
C1	30.93'	870.00'	15.47'	30.93'	S01°10'50"E	1°49'37"
C2	67.85'	870.00'	33.94'	67.85'	S01°10'50"E	4°00'28"
C3	14.38'	1430.00'	7.19'	14.38'	N05°48'49"W	0°34'35"
C4	21.03'	25.00'	11.18'	20.41'	N24°21'43"W	48°11'23"
C5	21.03'	25.00'	11.18'	20.41'	S23°49'40"W	48°11'23"
C6	241.19'	50.00'	44.72'	66.67'	S89°43'58"W	276°22'46"
C7	82.17'	1430.00'	41.09'	82.16'	N03°52'45"W	3°17'33"
C8	82.01'	1430.00'	41.02'	82.00'	N00°35'24"W	3°17'10"
C9	157.08'	50.00'	N/A	100.00'	S00°16'02"E	180°00'00"
C10	79.10'	1430.00'	37.56'	79.09'	N02°33'27"E	3°00'33"
C11	7.02'	1175.00'	3.51'	7.02'	S03°33'28"W	0°20'32"
C12	81.77'	1175.00'	40.90'	81.75'	S01°43'35"W	3°59'14"
C13	21.03'	25.00'	11.18'	20.41'	S24°22'39"W	48°11'23"
C14	241.19'	50.00'	44.72'	66.67'	N89°43'02"W	276°22'46"
C15	21.03'	25.00'	11.18'	20.41'	N23°48'43"W	48°11'23"
C16	6.93'	50.00'	4.48'	6.92'	N84°35'54"W	10°14'15"
C17	26.19'	25.00'	14.44'	25.01'	N59°42'11"W	60°01'42"
C18	218.63'	50.00'	70.71'	81.65'	S35°32'50"W	250°31'44"
C19	101.32'	895.00'	50.71'	101.28'	S03°11'04"E	5°50'04"
C20	249.24'	1405.00'	124.62'	248.81'	N01°01'11"W	10°09'50"
C21	90.67'	1200.00'	45.34'	90.65'	S01°53'51"W	4°19'46"
C22	53.90'	50.00'	29.80'	51.33'	S17°34'33"E	61°45'43"
C23	39.19'	50.00'	20.66'	38.19'	S35°45'34"W	44°54'30"
C24	39.96'	50.00'	21.11'	38.90'	N87°21'22"W	45°07'13"
C25	41.22'	1200.00'	20.62'	40.06'	S40°50'40"E	47°14'11"
C26	56.85'	50.00'	31.94'	53.84'	S15°20'53"W	65°08'56"
C27	34.10'	50.00'	17.74'	33.44'	S44°26'19"W	38°49'28"
C28	33.69'	50.00'	17.62'	33.24'	S02°29'06"W	38°49'58"
C29	33.99'	50.00'	17.68'	33.34'	S71°34'30"E	37°23'04"
C30	32.62'	50.00'	16.92'	32.05'	S07°13'47"E	3°55'31"
C31	69.88'	1020.00'	34.95'	69.86'	S02°13'47"E	3°55'31"
C32	33.99'	1020.00'	17.00'	33.99'	S05°08'49"E	1°54'34"
C33	60.47'	1380.00'	30.24'	60.47'	N04°50'47"W	2°30'38"
C34	126.86'	1380.00'	63.47'	126.81'	N04°50'47"W	5°16'01"
C35	57.48'	1380.00'	28.74'	57.48'	N02°52'08"E	2°23'11"
C36	15.87'	50.00'	8.00'	15.81'	N39°22'39"E	18°11'23"
C37	66.21'	50.00'	38.18'	60.69'	N07°04'49"W	74°43'34"
C38	39.51'	50.00'	20.85'	38.49'	N67°04'49"W	45°16'26"
C39	36.23'	50.00'	18.95'	35.44'	S69°31'38"W	41°30'40"
C40	68.50'	50.00'	40.84'	63.26'	S09°31'38"W	78°29'20"
C41	15.87'	50.00'	8.00'	15.81'	S38°48'43"E	18°11'23"
C42	36.53'	50.00'	19.12'	35.72'	N58°33'03"W	41°51'28"
C43	40.07'	50.00'	21.18'	39.01'	N14°39'50"E	45°54'57"
C44	32.38'	50.00'	16.78'	31.82'	N26°50'56"E	37°08'35"
C45	34.54'	50.00'	17.99'	33.86'	N65°11'32"E	39°34'38"
C46	66.17'	50.00'	38.95'	61.45'	S57°06'13"E	75°49'50"
C47	4.58'	25.00'	2.30'	4.58'	S24°26'19"E	10°30'01"
C48	27.67'	1225.00'	13.83'	27.67'	S03°24'54"W	1°17'39"
C49	64.89'	1225.00'	32.45'	64.89'	S01°15'02"W	3°02'07"
C50	10.07'	50.00'	5.05'	10.05'	N63°58'55"W	11°32'13"
C51	0.91'	25.00'	0.45'	0.91'	S01°18'23"E	2°04'42"
C52	60.12'	25.00'	10.84'	19.58'	N25°24'04"W	46°06'41"
C53	9.74'	25.00'	4.93'	9.68'	N56°45'36"E	25°19'26"
C54	11.29'	25.00'	5.74'	11.19'	N12°38'57"E	25°51'57"
C55	22.48'	50.00'	11.43'	22.29'	N76°51'16"E	25°45'25"

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	35.36'	S44°43'56"W	L20	70.92'	N81°03'48"E
L2	35.36'	S45°16'02"E	L21	60.33'	N47°29'43"E
L3	35.36'	S44°43'58"W	L22	36.52'	N40°43'49"E
L4	35.36'	S45°16'02"E	L23	39.79'	N40°43'49"E
L5	35.19'	S45°00'28"W	L24	62.49'	N33°11'39"E
L6	35.52'	S44°59'33"E	L25	15.02'	S40°00'00"E
L7	35.52'	S44°59'32"E	L26	49.57'	S40°00'00"E
L8	35.36'	N45°16'02"W	L27	8.40'	N37°16'31"E
L9	35.36'	S44°43'58"W	L28	18.58'	N27°16'31"E
L10	35.19'	S45°00'28"W	L29	62.61'	N15°27'02"E
L11	35.36'	S44°43'02"E	L30	5.19'	N15°27'02"E
L12	35.36'	S45°16'58"W	L31	80.77'	N07°38'35"E
L13	17.50'	N89°43'58"E	L32	36.32'	N11°47'21"E
L14	6.33'	N89°43'58"E	L33	33.75'	N10°39'47"W
L15	19.94'	S89°43'02"E	L34	12.76'	N35°55'30"W
L16	17.69'	N71°40'21"E	L35	26.39'	N08°35'40"W
L17	19.94'	S89°43'02"E	L36	24.68'	N08°35'40"W
L18	17.69'	N71°40'21"E	L37	11.80'	S89°43'09"E

LINE	LENGTH	BEARING
E1	12.90'	S65°24'48"W
E2	15.25'	N00°16'02"W
E3	10.00'	N00°16'58"E

P.O.C.  
NE CORNER, NE/4,  
SECTION 14,  
T11N, R5W, I.M.  
FND NAIL

SE CORNER, NE/4,  
SECTION 14,  
T11N, R5W, I.M.  
FND NAIL



**\*\*\*\*\* NOTE \*\*\*\*\***  
THIS 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.

- NOTES:
- All islands/medians within street rights-of-way and all common areas shall be maintained by the property owners within Wimberley Estates Sec. 3.
  - A sidewalk shall be constructed by the developer along streets and across common areas that abut the streets. A sidewalk shall be constructed by the builder on each lot where it abuts a local and/or a collector street. The sidewalk is required at the building permit stage and must be installed prior to the issuance of a certificate of occupancy from the City of Oklahoma City.
  - Maintenance of the common areas and/or private drainage easements shall be the responsibility of the property owners association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, shall be permitted if installed in a manner to meet the requirements specified above.
  - All roofs for primary structures within Wimberley Estates Sec. 3 shall be class "C" or better.

- LEGEND:
- POC - POINT OF COMMENCING
  - POB - POINT OF BEGINNING
  - B/L - BUILDING LIMIT LINE
  - U/E - UTILITY EASEMENT
  - D/E - DRAINAGE EASEMENT
  - D&U/E - DRAINAGE & UTILITY EASEMENT
  - LNA - LIMITS OF NO ACCESS
  - NR - NOT RADIAL
  - P/D/E - PRIVATE DRAINAGE EASEMENT
  - DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
  - DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED

FINAL PLAT  
of  
**WIMBERLEY ESTATES**  
SECTION 3

Johnson & Associates, Inc.  
100 E. California Ave. - Third Floor  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078  
Certificate of Authorization #1484 Exp. Date: 06-30-2005  
ENGINEERS • SURVEYORS • PLANNERS

This reproduction meets the requirements as outlined in Senate Bill 377, Sec. 518 as amended

