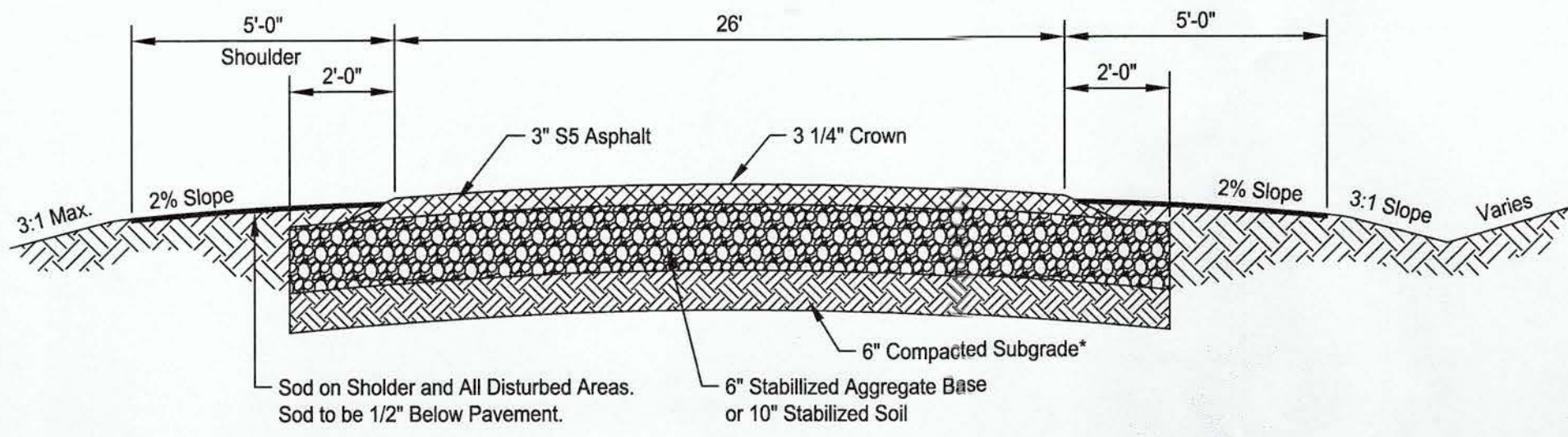
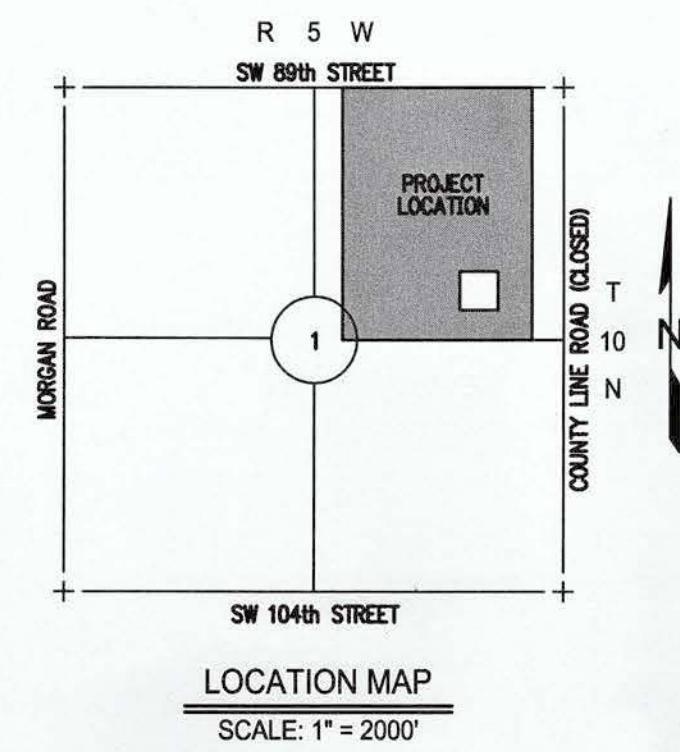
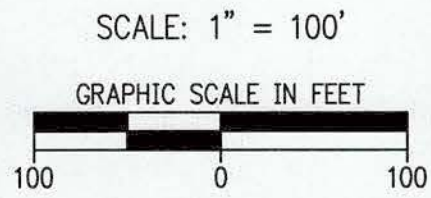


PRELIMINARY PLAT OF PRAIRIE ESTATES A PART OF THE NE/4 OF SECTION 1, T10N, R5W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



• TYPICAL SECTION •
PUBLIC OR PRIVATE RURAL ROADWAY



PROJECT OWNER AND DEVELOPER:
BEST CHOICE HOMES
P.O. BOX 720162
NORMAN, OKLAHOMA
73070
PH: (405) 417-7757

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	82.52'	300.00'	015°45'37"	N82° 07' 11\"	82.26'
C2	283.32'	1030.00'	015°45'37"	S82° 07' 11\"	282.43'
C3	40.36'	130.00'	017°47'25"	S81° 06' 18\"	40.20'
C4	123.34'	300.00'	023°33'23"	N78° 13' 18\"	122.47'
C5	123.34'	300.00'	023°33'23"	S78° 13' 18\"	122.47'
C6	44.06'	130.00'	019°25'03"	S80° 17' 29\"	43.85'
C7	123.34'	300.00'	023°33'23"	N78° 13' 18\"	122.47'
C8	123.34'	300.00'	023°33'23"	S78° 13' 18\"	122.47'
C9	28.21'	1030.00'	001°34'09"	S89° 12' 55\"	28.21'
C10	283.32'	1030.00'	015°45'37"	N82° 07' 11\"	282.43'
C11	82.52'	300.00'	015°45'37"	S82° 07' 11\"	82.26'
C12	512.55'	920.00'	031°55'15"	N15° 57' 37\"	505.95'
C13	401.13'	720.00'	031°55'15"	S15° 57' 37\"	395.96'
C14	455.69'	780.00'	033°28'24"	N16° 44' 12\"	449.24'
C15	75.95'	130.00'	033°28'24"	S16° 44' 12\"	74.87'
C16	157.08'	100.00'	090°00'00"	S45° 00' 00\"	141.42'
C17	134.37'	230.00'	033°28'24"	N16° 44' 12\"	132.47'
C18	75.95'	130.00'	033°28'24"	S16° 44' 12\"	74.87'
C19	87.53'	200.00'	025°04'27"	S12° 32' 14\"	86.83'
C20	87.53'	200.00'	025°04'27"	N12° 32' 14\"	86.83'

LEGEND	
BL	BUILDING LIMIT LINE
C/A	COMMON AREA
L.N.A.	LIMITS OF NO ACCESS
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

COMMON AREAS:	
C/A 'A'	6.54 ACRES
C/A 'B'	0.96 ACRES
C/A 'C'	0.88 ACRES
C/A 'D'	3.89 ACRES
C/A 'E'	0.65 ACRES
C/A 'F' (REC.)	0.50 ACRES
C/A 'G' (REC.)	1.46 ACRES
TOTAL (REC.)	1.96 ACRES
TOTAL C/A (SITE)	14.88 ACRES

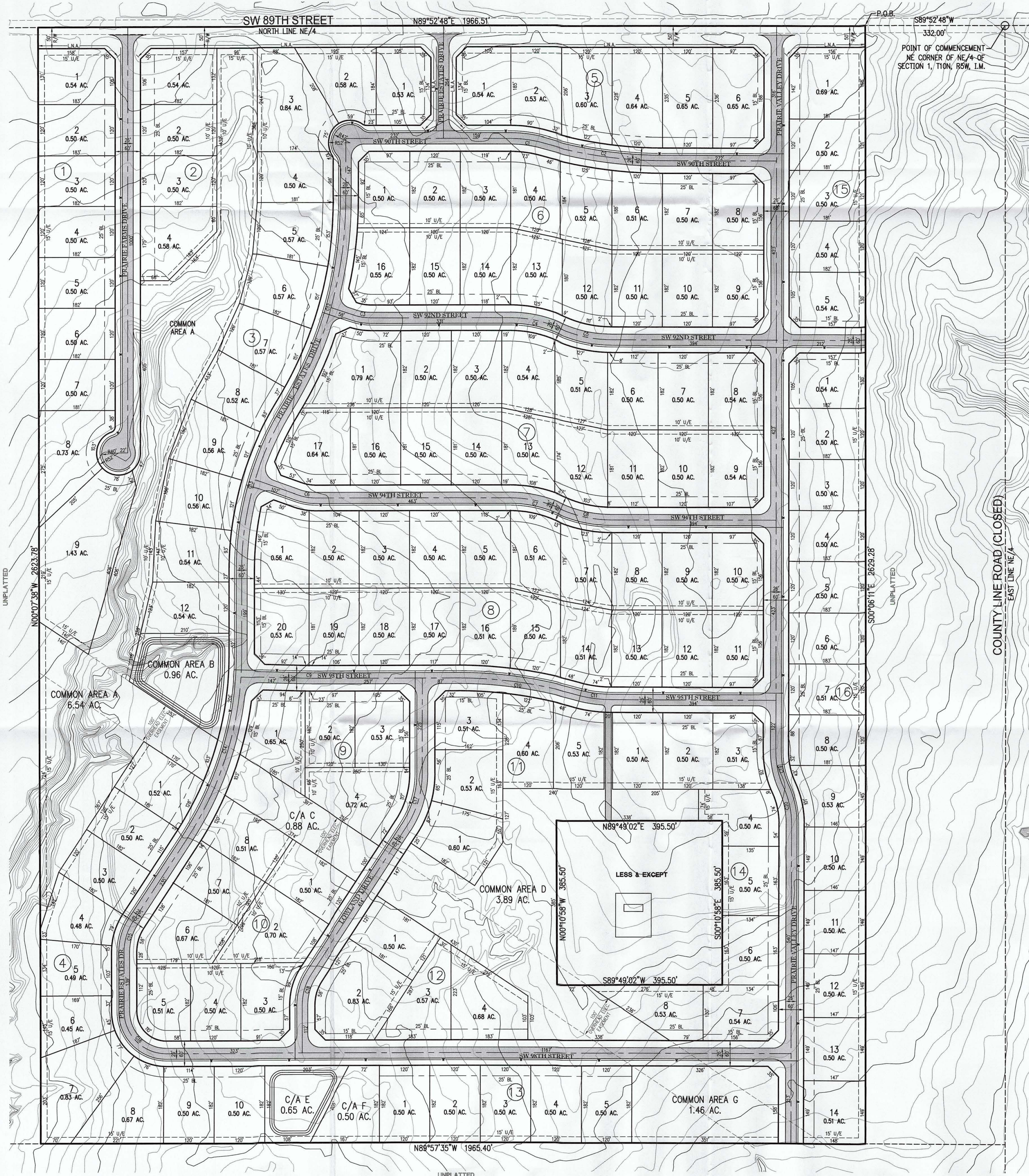
LOT COUNT:	
SINGLE-FAMILY RESIDENTIAL	147 LOTS
SINGLE-FAMILY RESIDENTIAL	115.04 ACRES
RESIDENTIAL DENSITY	1.28 (DU/AC) - 0.78 (AC./DU)
MULTI-FAMILY	0 LOT
MULTI-FAMILY	0 ACRES
COMMERCIAL	0 LOT
COMMERCIAL	0 ACRES

NOTES

- MAINTENANCE OF THE COMMON AREAS AND ISLANDS/MEDIANS IN PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE AREAS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOGS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
- IF THE GARAGE FRONT IS DESIGNED SO THAT THE GARAGE DOOR EXTENDS BEYOND THE FRONT WALL OF THE DWELLING, SCREENING WOULD BE PROVIDED BY PLANTING EITHER ONE 3 INCH CALIPER DECIDUOUS TREE OR TWO 1.5 INCH CALIPER TREES IN THE FRONT YARD, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE AFFECTED LOT.
- ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS.
- A MINIMUM 0.44 ACRES OF RECREATIONAL AREA AND FACILITIES SHALL BE PROVIDED BY THE DEVELOPER. THE RECREATIONAL FACILITIES SHALL INCLUDE PLAYGROUND EQUIPMENT AND PARK BENCHES.

LEGAL DESCRIPTION

A tract of land situate within a portion of the Northeast Quarter (NE/4) of Section One (1), Township Ten North (T10N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:
COMMENCING at the Northeast corner of said NE/4; thence S89°52'48"W along the North of said NE/4 a distance of 332.00 feet to the POINT OF BEGINNING; thence S00°06'11"E a distance of 2629.28 feet to a point on the South line of said NE/4; thence N89°57'35"W along said South line a distance of 1965.40 feet; thence N00°07'38"W a distance of 2623.78 feet to a point on the North line of said NE/4; thence N89°52'48"E along said North line a distance of 1966.51 feet to the POINT OF BEGINNING.
Said tract contains 5,163,644 Sq Ft or 118.54 Acres, more or less.
LESS & EXCEPT:
A tract of land situate within a portion of the Northeast Quarter (NE/4) of Section One (1), Township Ten North (T10N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:
COMMENCING at the Northeast corner of said NE/4; thence S00°06'11"E along the East line of said NE/4 a distance of 1870.06 feet; thence S89°53'49"W a distance of 673.21 feet to the POINT OF BEGINNING; thence S00°10'58"E a distance of 385.50 feet; thence S89°49'02"W a distance of 395.50 feet; thence N00°10'58"W a distance of 385.50 feet; thence N89°49'02"E a distance of 395.50 feet to the POINT OF BEGINNING.
Said tract contains 152,466 Sq Ft or 3.50 Acres, more or less.
Total tract contains 5,011,178 Sq Ft or 115.04 Acres, more or less.



PRELIMINARY PLAT - PRAIRIE ESTATES



Craffton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6271
www.crafftontull.com

SHEET NO: 1 OF 1
DATE: 08/21/20
PROJECT NO: 1111100

C-213