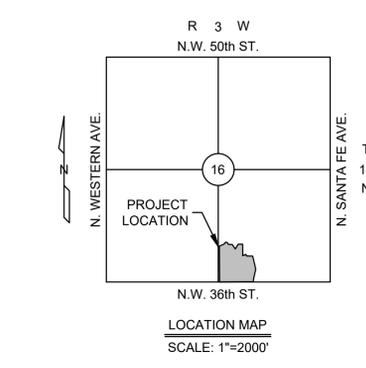
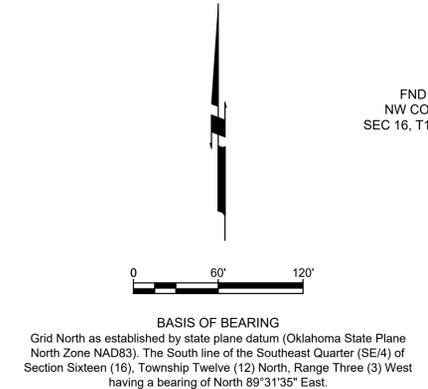




# FINAL PLAT of LEXFORD PARK PHASE 1

BEING A PART OF THE SE/4, SEC. 16, T12N, R3W, I.M.,  
AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

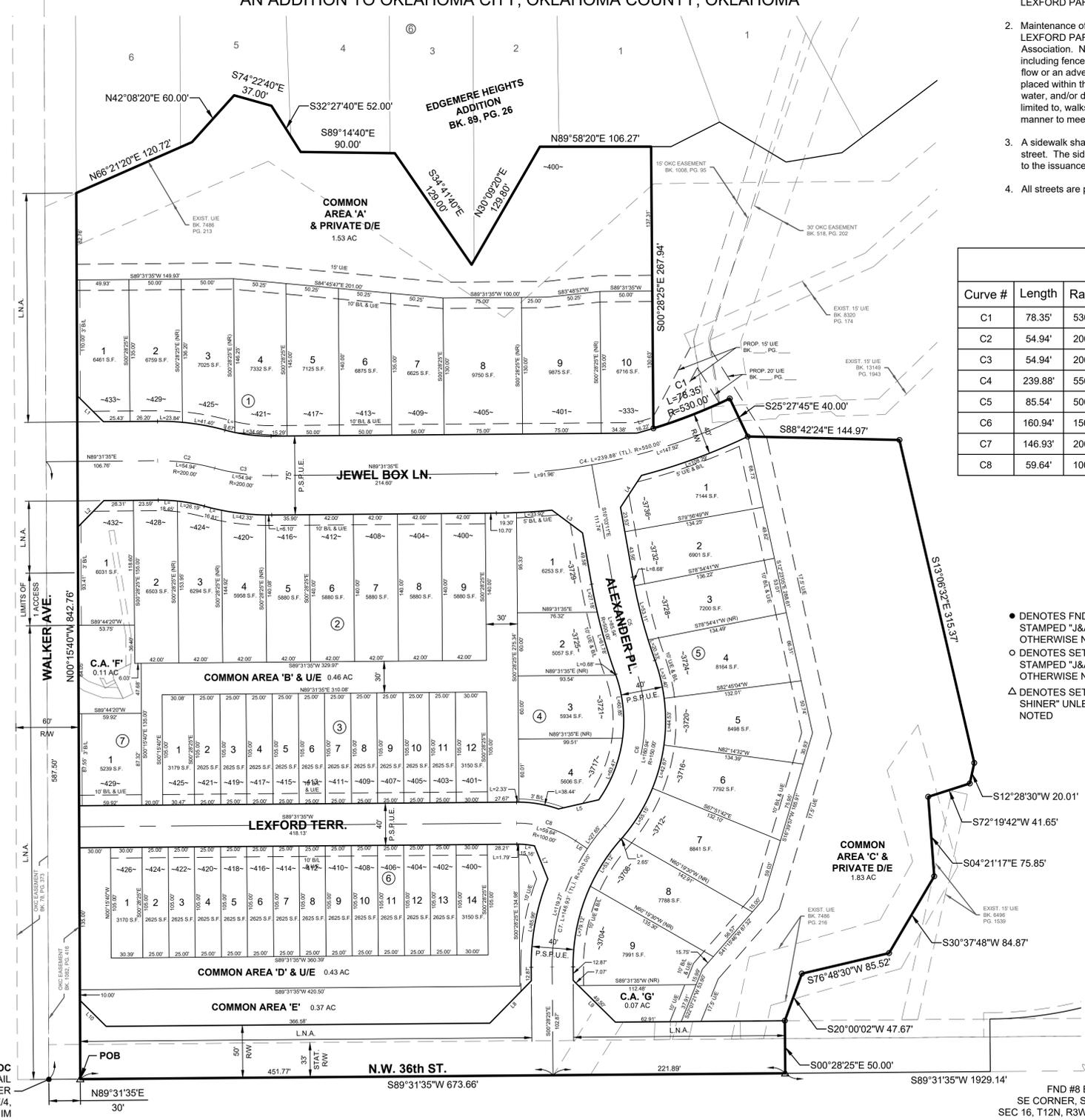
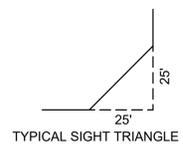


**\*\*\*\*\* NOTE \*\*\*\*\***

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS 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.

**LEGEND:**

POC = POINT OF COMMENCEMENT  
 POB = POINT OF BEGINNING  
 R/W = RIGHT OF WAY  
 STAT. RW = STATUTORY RIGHT OF WAY  
 LNA = LIMITS OF NO ACCESS  
 CA = COMMON AREA  
 NR = NOT RADIAL  
 TL = TOTAL LENGTH  
 B/L = BUILDING LIMIT LINE  
 U/E = PUBLIC UTILITY EASEMENT  
 D/E = PUBLIC DRAINAGE EASEMENT  
 D & U/E = DRAINAGE & UTILITY EASEMENT  
 P.S.P.U.E. = PRIVATE STREET & PUBLIC UTILITY EASEMENT



**NOTES:**

- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within LEXFORD PARK PHASE 1.
- Maintenance of all common areas and private drainage easements within LEXFORD PARK PHASE 1 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, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- A sidewalk shall be required on each lot where it fronts a local and/or collector street. The sidewalk will be required at the building permit stage and installed prior to the issuance of an Occupancy Certificate by the City of Oklahoma City.
- All streets are private and shall be maintained by the Property Owners Association.

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	78.35'	530.00'	39.25'	78.28'	N68°46'22"E	008°28'14"
C2	54.94'	200.00'	27.65'	54.77'	S82°36'12"E	015°44'26"
C3	54.94'	200.00'	27.65'	54.77'	S82°36'12"E	015°44'26"
C4	239.88'	550.00'	121.88'	237.98'	N77°01'55"E	024°59'20"
C5	85.54'	500.00'	42.87'	85.44'	S14°57'15"E	009°48'08"
C6	160.94'	150.00'	89.19'	153.33'	S10°52'53"W	061°28'25"
C7	146.93'	200.00'	76.96'	143.65'	S20°34'20"W	042°05'31"
C8	59.64'	100.00'	30.73'	58.76'	N73°23'20"W	034°10'10"

Line Table		
Line #	Length	Direction
L1	35.29'	S45°22'02"E
L2	35.42'	N44°37'58"E
L3	36.32'	N53°28'05"W
L4	36.35'	S33°18'47"W
L5	39.51'	N77°09'00"E
L6	13.42'	N56°18'15"W
L7	33.94'	N22°05'09"W
L8	56.57'	N44°31'35"E
L9	56.57'	N45°28'25"W
L10	35.29'	S45°22'02"E

- 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
- △ DENOTES SET NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED

TOTAL NUMBER OF LOTS = 59  
 TOTAL COMMON AREA ACRES = 4.73 AC

## FINAL PLAT of LEXFORD PARK PHASE 1

**Johnson & Associates**  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 235-8075 FAX (405) 235-8078 www.jaok.com  
 Certificate of Authorization #1484 Exp. Date: 06-30-2027  
 ENGINEERS SURVEYORS PLANNERS