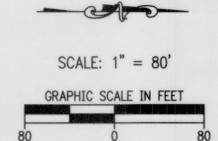
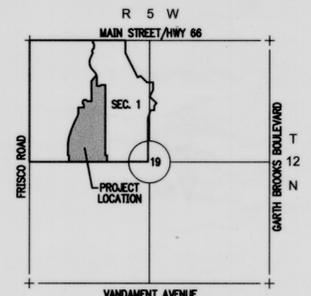


# FINAL PLAT OF FRISCO RIDGE PHASE 2

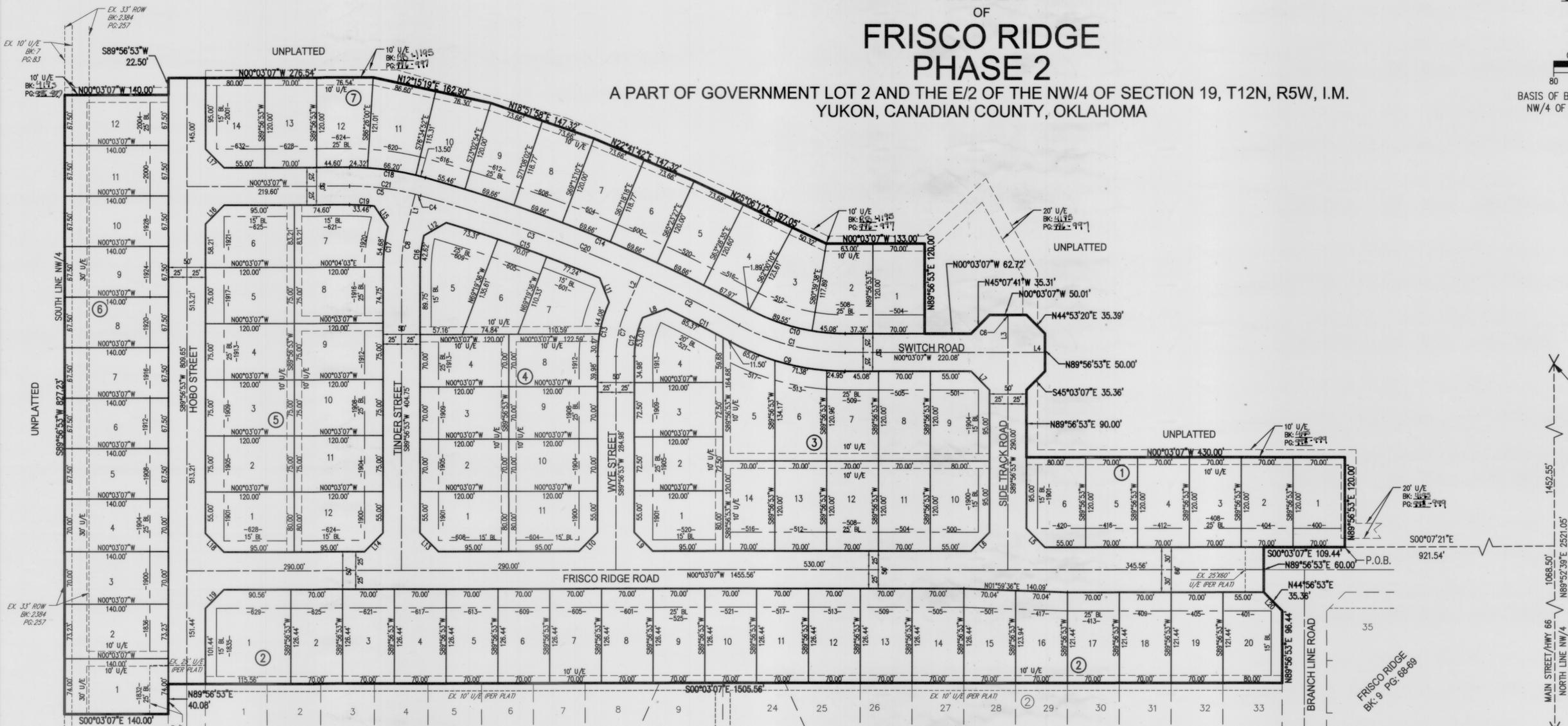
A PART OF GOVERNMENT LOT 2 AND THE E/2 OF THE NW/4 OF SECTION 19, T12N, R5W, I.M.  
YUKON, CANADIAN COUNTY, OKLAHOMA



SCALE: 1" = 80'  
BASIS OF BEARING = NORTH LINE OF THE  
NW/4 OF SECTION 19, T12N, R5W, I.M.  
(N89°46'56"E)



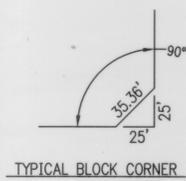
LOCATION MAP  
SCALE: 1" = 2000'



**NOTES:**  
 1. THIS PLAT OF 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.  
 2. CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:  
 MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973"  
 3. PROPERTY CORNER MONUMENTS SHALL BE:  
 3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"  
 4. MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.  
 5. MAINTENANCE OF THE COMMON AREAS, ISLANDS AND MEDIANS IN THE STREET RIGHTS-OF-WAY IN FRISCO RIDGE PHASE 2 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 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 DOCKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.  
 6. 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 YUKON.  
 7. CLASS "C" ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.  
 8. THE CITY OF YUKON'S LANDSCAPE ORDINANCE WILL BE ADHERED TO. EXISTING HEALTHY, MATURE TREES SHALL BE PROTECTED. CREDIT WILL BE GIVEN FOR ANY EXISTING TREES THAT ARE SAVED.  
 9. THE DEVELOPER OF THIS PLAT SHALL INCORPORATE HANDICAP RAMPS IN THE SIDEWALKS OF ALL CORNER LOTS.  
 10. ALL EASEMENTS SHOWN OUTSIDE OF THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT, UNLESS LABELED AS GIVEN BY SEPARATE INSTRUMENT.

LINE #	LENGTH	DIRECTION
L1	49.54'	S75° 46' 22"E
L2	49.95'	N65° 44' 38"W
L3	45.18'	S89° 56' 53"W
L4	50.00'	N00° 03' 07"W
L5	35.36'	N44° 56' 53"E
L6	35.36'	N45° 03' 07"W
L7	35.36'	S44° 56' 53"W
L8	34.89'	S19° 58' 55"E
L9	35.36'	N44° 56' 53"E
L10	35.36'	N45° 03' 07"W
L11	34.89'	S68° 29' 39"W
L12	34.71'	S29° 44' 47"E
L13	35.36'	N44° 56' 53"E
L14	35.36'	N45° 03' 07"W
L15	33.32'	S56° 00' 48"W
L16	35.36'	S45° 03' 07"E
L17	35.36'	S44° 56' 53"W
L18	35.36'	N44° 56' 53"E
L19	35.36'	N45° 03' 07"W
L20	35.36'	N44° 56' 53"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	148.93'	300.00'	028°26'36"	N14° 10' 11"E	147.40'
C2	148.68'	2060.00'	004°08'07"	S26° 19' 25"W	148.65'
C3	317.41'	2060.00'	008°49'42"	S19° 50' 31"W	317.10'
C4	7.54'	360.00'	001°12'02"	S14° 49' 39"W	7.54'
C5	89.72'	360.00'	014°16'45"	S07° 05' 16"W	89.49'
C6	4.82'	200.00'	001°22'53"	S89° 15' 27"W	4.82'
C7	63.64'	150.00'	024°18'29"	S77° 53' 53"E	63.16'
C8	49.84'	200.00'	014°16'45"	S82° 54' 44"E	49.71'
C9	161.34'	325.00'	028°26'36"	N14° 10' 11"E	159.69'
C10	136.52'	275.00'	028°26'36"	N14° 10' 11"E	135.12'
C11	96.88'	2035.00'	002°43'39"	S27° 01' 39"W	96.87'
C12	53.03'	125.00'	024°18'29"	S77° 53' 53"E	52.63'
C13	74.24'	175.00'	024°18'29"	S77° 53' 53"E	73.69'
C14	471.75'	2085.00'	012°57'49"	S21° 54' 34"W	470.74'
C15	220.57'	2035.00'	006°12'37"	S19° 44' 35"W	220.46'
C16	42.62'	175.00'	013°57'19"	S83° 04' 27"E	42.52'
C17	54.68'	225.00'	013°55'28"	S83° 05' 23"E	54.55'
C18	104.02'	385.00'	015°28'47"	S07° 41' 16"W	103.70'
C19	33.46'	335.00'	005°43'21"	S02° 48' 34"W	33.45'
C20	466.09'	2060.00'	012°57'49"	S21° 54' 34"W	465.10'
C21	97.26'	360.00'	015°28'47"	S07° 41' 16"W	96.97'



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

FINAL PLAT TO SERVE  
FRISCO RIDGE

214 E. Main  
Oklahoma City, Oklahoma 73104

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SHEET NO.:	2 of 2
DATE:	09/16/14
PROJECT NO.:	14604400

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