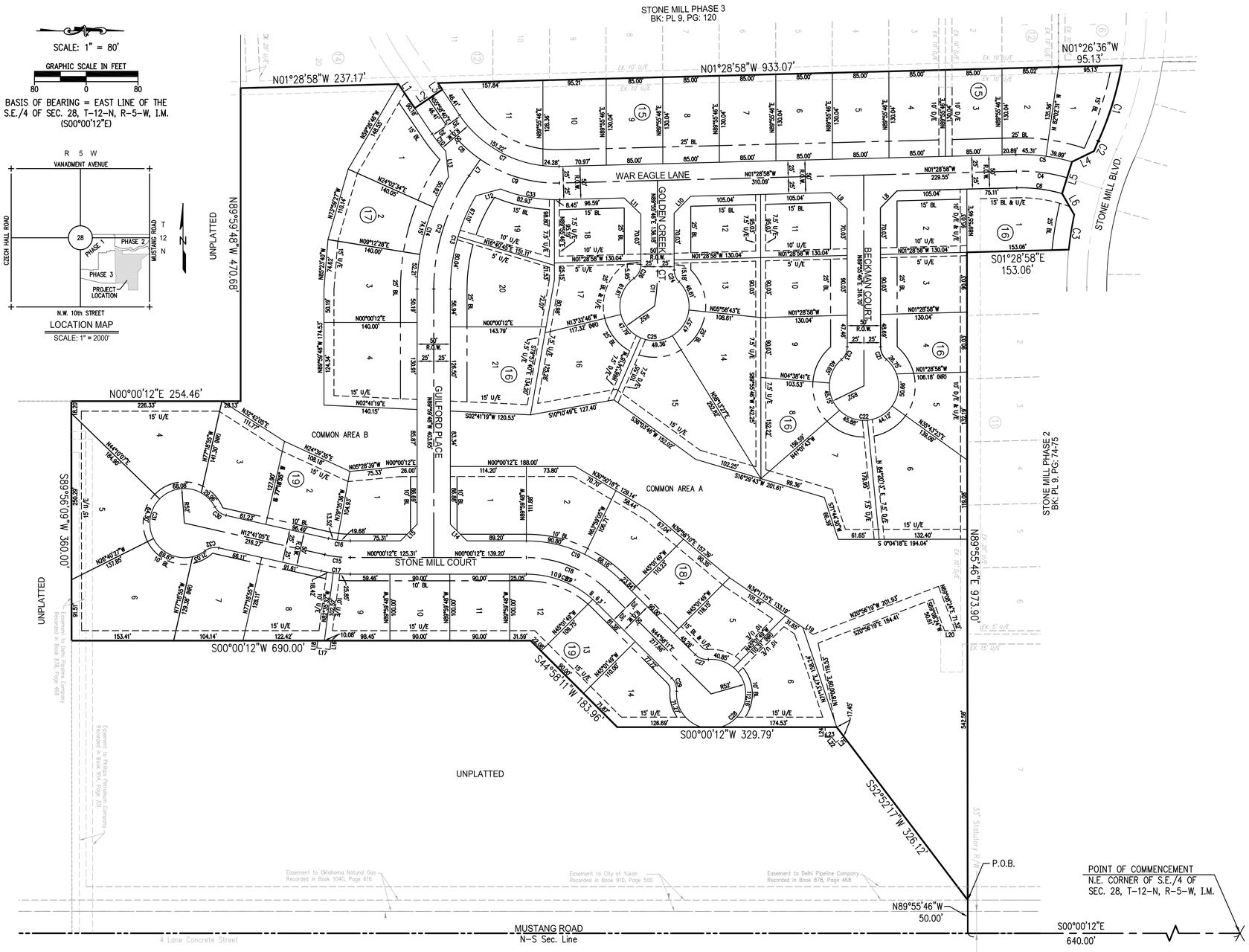
FINAL PLAT
OF
STONE MILL PHASE 4
A PART OF THE S.E./4 OF SECTION 28, T-12-N, R-5-W, I.M.
YUKON, CANADIAN COUNTY, OKLAHOMA

SCALE: 1" = 80'

GRAPHIC SCALE IN FEET
80 0 80

BASIS OF BEARING = EAST LINE OF THE S.E./4 OF SEC. 28, T-12-N, R-5-W, I.M. (S00°00'12"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 ROADWAY MONUMENTS SHALL BE AS FOLLOWS:

MAGNETIC NAILS WITH WASHER FOR ASPHALT PAVING
CUT "X" FOR CONCRETE PAVING

3. PROPERTY CORNER MONUMENTS SHALL BE:

3/8" IRON RODS WITH A PLASTIC CAP

4. MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.

5. MAINTENANCE OF THE COMMON AREAS, ISLANDS AND MEDIANS IN THE STREET RIGHTS-OF-WAY IN STONE MILL PHASE 4 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.

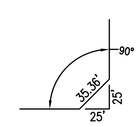
6. A SIDEWALK SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG STREETS AND ACROSS COMMON AREAS THAT ABUT THE STREETS. A SIDEWALK SHALL BE CONSTRUCTED BY THE BUILDER ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF YUKON.

7. CLASS 'C' ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.

8. IF THE GARAGE FRONT IS DESIGNED SO THAT THE FRONT DOOR EXTENDS BEYOND THE FRONT WALL OF THE DWELLING, SCREENING WOULD BE PROVIDED BY PLANTING EITHER ONE 3 INCH CALIPER DECIDUOUS TREE OR TWO 1½ INCH CALIPER TREES IN THE FRONT YARD.

LEGEND

B.L.L.	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
(NR)	NONRADIAL LINE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
P/D/E	PRIVATE DRAINAGE EASEMENT
P/S & P/U/E	PRIVATE STREET AND PUBLIC UTILITY EASEMENT



TYPICAL BLOCK CORNER

FINAL PLAT TO SERVE
STONE MILL PHASE 4

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CERTIFICATE OF AUTHORIZATION:
CA 973 (PE,LS) EXPIRES 6/30/2012

SHEET NO.: 2 OF 2
DATE: 05/20/11
PROJECT NO.: 046007-00