

CORRECTED FINAL PLAT
OF

PRESTON PARK

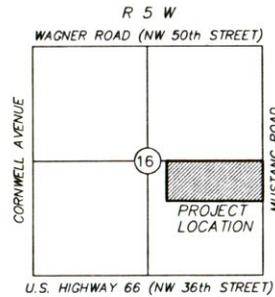
BEING A PART OF THE SE/4, SECTION 16, TOWNSHIP 12 NORTH, RANGE 5 WEST I.M.
YUKON, CANADIAN COUNTY, CITY OF YUKON, OKLAHOMA



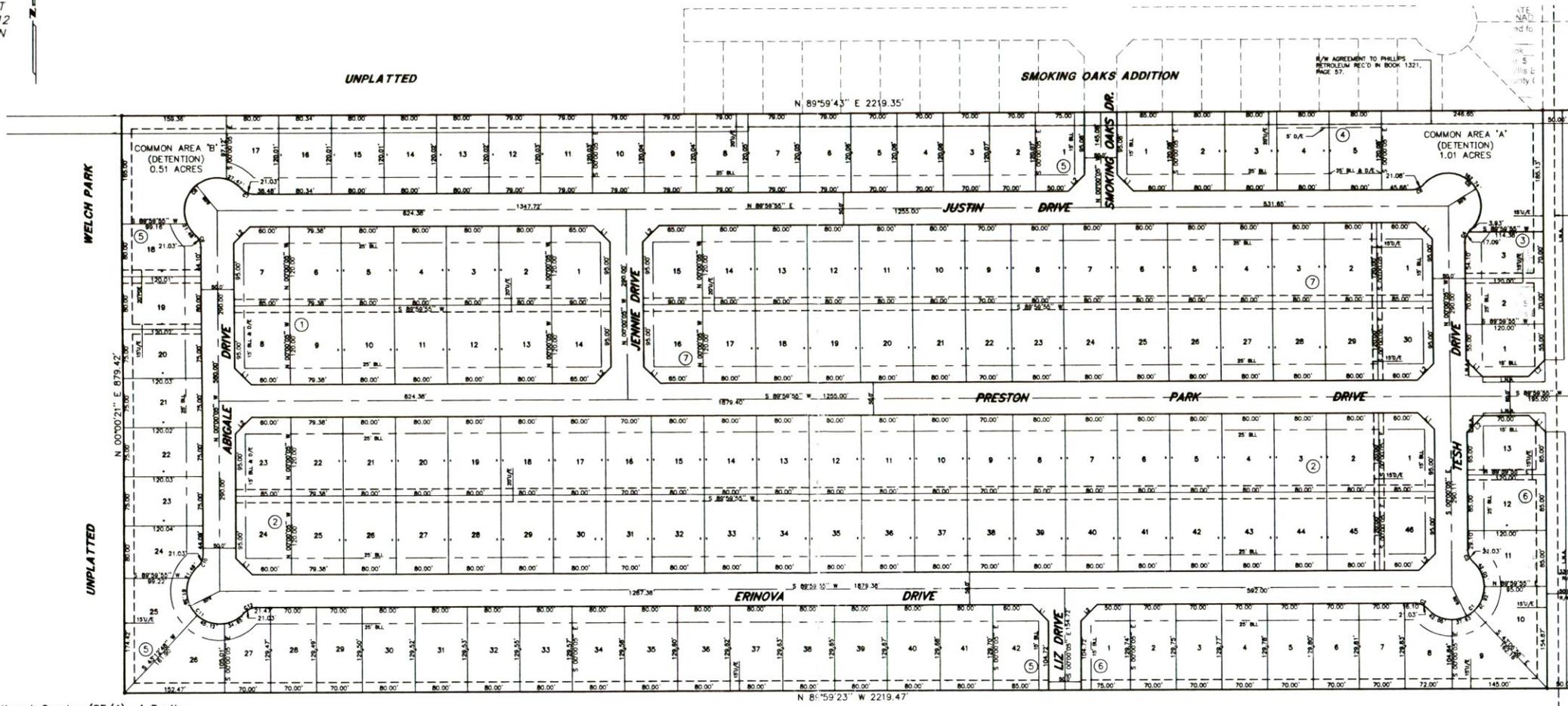
STATE OF OKLAHOMA
CANADIAN COUNTY SS
Filed for record Oct. 23 2023
at 2:15 P.M. and recorded in
Book 9 Page 6
Fee \$30.00
Phyllis Blair
County Clerk
By *Stephanie D. ...* Deputy
2003033704



Scale 1" = 100'



LOCATION MAP
SCALE: 1"=2000'



BASIS OF BEARING:
East Line of SE/4
Sec. 16, T12N, R5W I.M.
N 00°00'05" W

P.O.B.
NE Corner of SE/4
Sec. 16, T12N, R5W I.M.
FD. CUT "X"

Legal Description:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) North, Range Five (5) West of the Indian Meridian in Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Northeast Corner of said Southeast Quarter (SE/4);

Thence South 00°00'05" East along the East line of said Southeast Quarter (SE/4) a distance of 880.00 feet;

Thence North 89°59'23" West and parallel to the South line of said Southeast Quarter (SE/4) a distance of 2219.47 feet;

Thence North 00°00'21" East and parallel to the West line of said Southeast Quarter (SE/4) a distance of 879.42 feet to a point on the North line of said Southeast Quarter (SE/4) and the South line extended of SMOKING OAKS ADDITION an addition to the City of Yukon, Oklahoma, recorded in Book B Page 34 of Plats;

Thence North 89°59'43" East along said line a distance of 2219.35 feet to the POINT OF BEGINNING.

Said tract of land contains 1,952,438 Square Feet of 44.8218 Acres (gross area) OR 1,908,439 Square Feet or 43.8117 Acres (net area), more or less. The net area being defined as the Gross Area less and except 50.00 feet along the East line of said Southeast Quarter (SE/4).

NUMBER	DELTA	CHORD DIRECTION	TANGENT	RADIUS	LENGTH	CHORD LENGTH
C1	186°22'46"	S 44°59'55" W	897.21	50.00	162.65	99.35
C2	48°11'23"	S 65°54'24" E	11.18	25.00	21.03	20.41
C3	48°11'23"	S 24°05'48" E	11.18	25.00	21.03	20.41
C4	48°11'23"	S 24°05'36" E	11.18	25.00	21.03	20.41
C5	186°29'29"	N 45°03'27" W	881.71	50.00	162.74	99.84
C6	48°18'06"	N 65°50'52" E	11.21	25.00	21.08	20.46
C7	48°11'23"	S 65°54'24" E	11.18	25.00	21.03	20.41
C8	186°22'46"	S 44°59'55" W	897.21	50.00	162.65	99.85
C9	48°11'23"	S 24°05'48" E	11.18	25.00	21.03	20.41
C10	48°11'23"	S 24°05'36" E	11.18	25.00	21.03	20.41
C11	186°22'46"	S 45°00'05" E	897.21	50.00	162.65	99.85
C12	48°11'23"	S 65°54'14" W	11.18	25.00	21.03	20.41

NOTE:

- Common / Detention Area "A" and Common / Detention Area "B" shall be owned and maintained by the Property Owner's Association.
- All sanitary sewer to be 8".
- All water line to be 8" except where otherwise noted.
- Sidewalks are required and will be installed at the building permit stage.
- Sidewalks are required along N. Mustang Road, Common / Detention Area "A" and Common / Detention Area "B" at the development stage.
- All residential lots shall have a 25-Foot front yard setback. All interior residential lots shall have a 5-Foot side yard setback. The side yard setback on the street side of corner lots shall be 15-Foot. All lots shall have a rear yard setback equal to 20% of the depth of the lot.
- All interior streets as proposed will function as local streets.
- A permanent 20' Access Easement (20'PDE) shall be constructed in Block 4. Said easement shall be 10' on the South Side of Lot 18 and 10' on the North side of Lot 19.
- A permanent sidewalk shall be constructed with said easement.
- No fence shall be constructed within Access Easement.

NUMBER	DIRECTION	DISTANCE
L1	S 45°00'05" E	35.36'
L2	S 44°59'55" W	35.36'

LEGEND

- PDE = Pedestrian Easement
- LNA = Limits of No Access
- BLL = Building Limit Line
- DE = Drainage Easement
- UE = Utility Easement
- = Found #3 Bar

Owner and Subdivider:
PRESTON LAND COMPANY LLC.
3710 NW 3RD STREET
OKLAHOMA CITY, OK 73107



**** NOTE ****
THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH BY 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. SEPTEMBER 17TH, 1993.