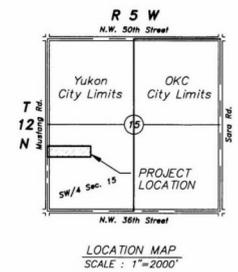
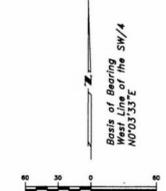
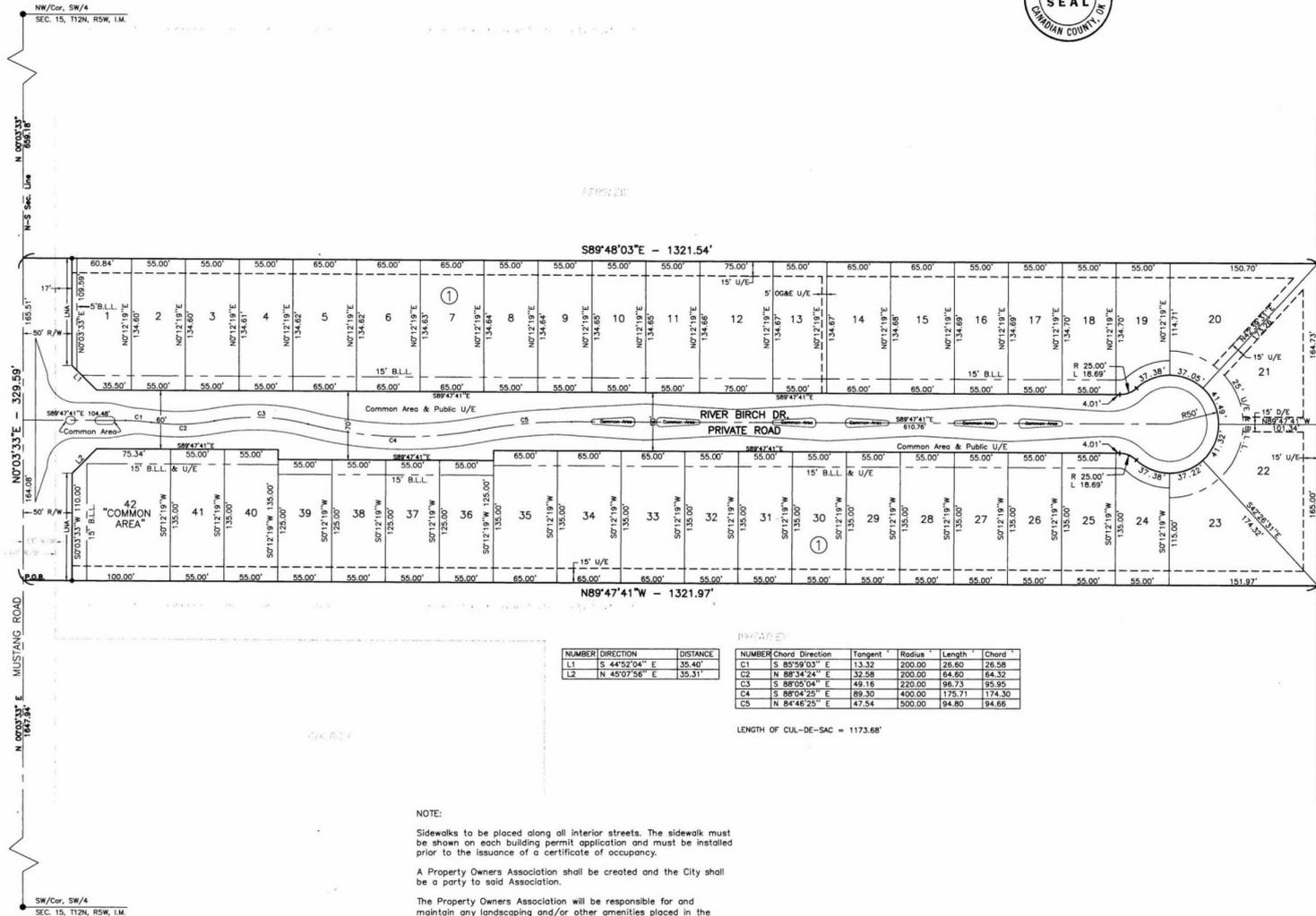


FINAL PLAT OF RIVER BIRCH ESTATES

A Part of the SW/4 of Section 15,
T12N, R5W, Canadian County, City of Yukon, Oklahoma

Doc. # 2001024033
STATE OF OKLAHOMA
CANADIAN COUNTY 1 SS
Filed for record Nov 20 2001
At 11:10:14 AM and recorded in
Book 301 Page 301
Fee \$ 10.00
MARK MISSOURI
County Clerk
By _____ Deputy



NUMBER	DIRECTION	DISTANCE	NUMBER	Chord	Direction	Tangent	Radius	Length	Chord
L1	S 44°52'04" E	35.40'	C1	S 85°59'03" E	13.32	200.00	26.60	26.58	
L2	N 45°07'56" E	35.31'	C2	N 86°34'24" E	32.58	200.00	64.60	64.32	
			C3	S 88°05'04" E	48.18	220.00	96.73	95.95	
			C4	S 88°04'25" E	89.30	400.00	175.71	174.30	
			C5	N 84°46'25" E	47.54	500.00	94.80	94.66	

LENGTH OF CUL-DE-SAC = 1173.68'

NOTE:
Sidewalks to be placed along all interior streets. The sidewalk must be shown on each building permit application and must be installed prior to the issuance of a certificate of occupancy.
A Property Owners Association shall be created and the City shall be a party to said Association.
The Property Owners Association will be responsible for and maintain any landscaping and/or other amenities placed in the Right-of-Way adjacent to Mustang Road as well as all common areas within RIVER BIRCH ESTATES.
Any shared driveway constructed within the Subdivision known as RIVER BIRCH ESTATES shall be constructed such that the expansion joint of the driveway is located on the property line.
No amenities of any kind shall encroach into the slight triangles at the intersection of Mustang Road and River Birch Drive.
The City of Yukon shall have the Right to enforce the covenants and restrictions, particularly with regard to the maintenance of the improvements within the common areas.

- LEGEND**
- PDE = Pedestrian Easement
 - LNA = Limits of No Access
 - BLL = Building Limit Line
 - DE = Drainage Easement
 - UE = Utility Easement
 - o = Set 3/8" I.P.
 - = Set P.K. Nail
 - = Found 3/8" I.P.

LEGAL DESCRIPTION

Commencing at the Southwest corner of the SW/4 of Section 15, T12N-R5W, I.M., Canadian County, Oklahoma Thence N0°03'33"E along the West line of said SW/4 a distance of 1647.94' feet to the Southwest corner of the N/2-S/2-NW/4-SW/4 and the POINT OF BEGINNING, Thence continuing N0°03'33"E along the West line of said SW/4 a distance of 329.59' feet to the Northwest corner of said N/2-S/2-NW/4-SW/4, Thence S89°48'03"E along the North line of said N/2-S/2-NW/4-SW/4 a distance of 1321.54' to the Northeast corner of said N/2-S/2-NW/4-SW/4, Thence S0°01'02"E along the East line of said N/2-S/2-NW/4-SW/4 a distance of 329.73' to the Southeast corner of said N/2-S/2-NW/4-SW/4, Thence N89°47'41"W along the South line of said N/2-S/2-NW/4-SW/4 a distance of 1321.97' to the Southwest corner of said N/2-S/2-NW/4-SW/4 and the POINT OF BEGINNING and containing 10.00 acres, and subject to any easements and rights of ways of record.



**R & J ASSOCIATES
SURVEYING & MAPPING**
P.O. BOX 193
MUSTANG, OK 73064
(405) 378-4411
C.A. # 1906
Expires 6/30/03

W.R. Peacock, Inc.
Consulting Engineers
P.O. Box 220792 - Oklahoma City, Ok. 73122
412 S. Mustang Road - Oklahoma City, Ok.
(405) 577-2800 • Fax (405) 577-2803
Certificate of Authorization Number 2280
Expiration Date: June 30, 2003