

FINAL PLAT OF STONE MILL ADDITION PHASE 2

PARTS OF THE NE/4 AND SE/4 OF SEC. 28,
T12N-R5W, I.M., CANADIAN COUNTY, OKLAHOMA

UNPLATTED
OWNERS: LINN CO DEVELOPMENT CO., INC.



Doc# P 2005 30
Blk#Pg: PL 9 74-75
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Canadian County, OK

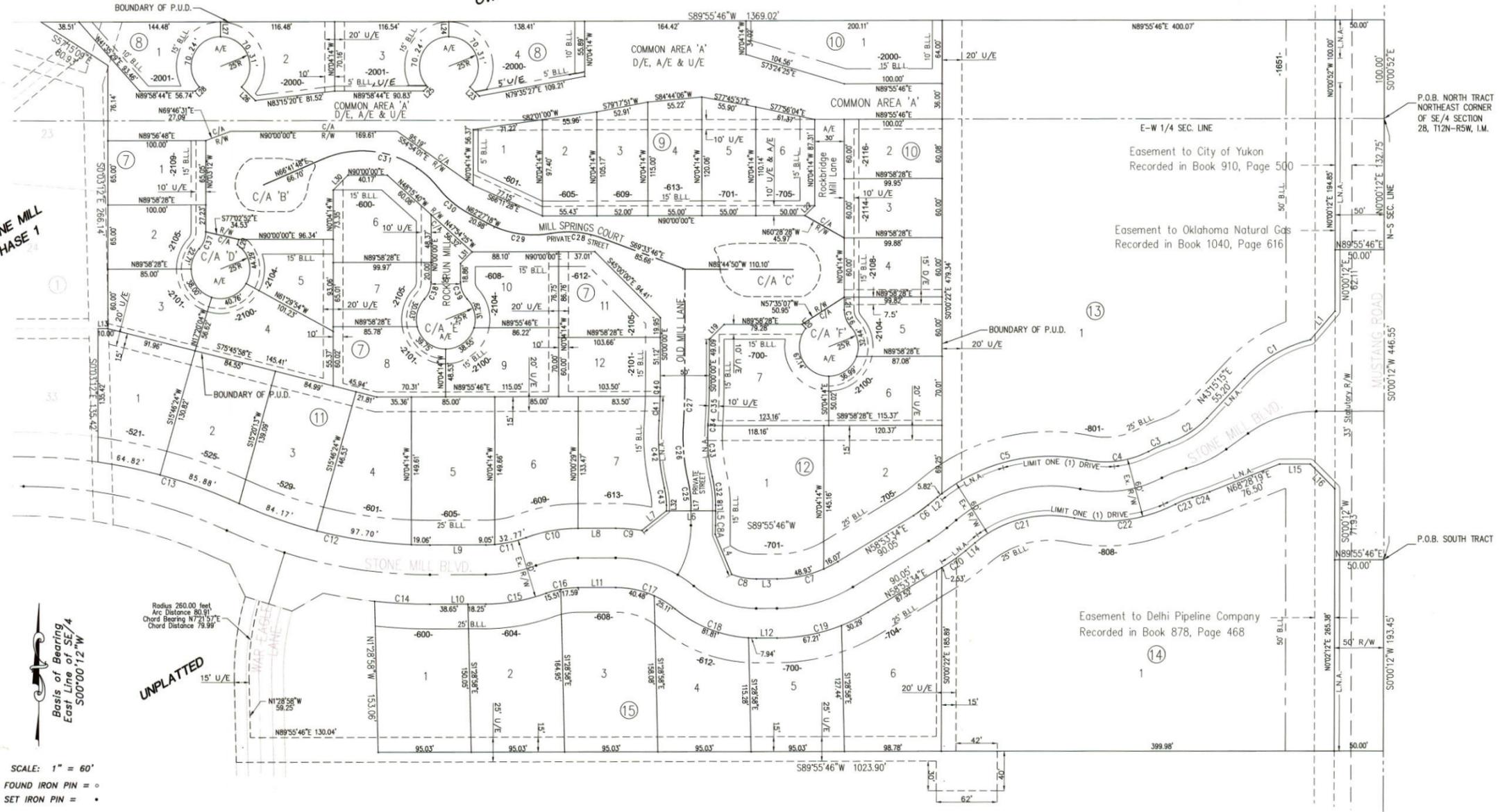
LEGAL DESCRIPTION (NORTH)
A tract of land lying in parts of the Northeast Quarter (NE/4) and Southeast Quarter (SE/4) of Section Twenty-Eight (28), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, (I.M.). Being more particularly described as follows:

BEGINNING at the Northeast Corner of the SE/4 of said Section 28; THENCE N0°00'52"W into the NE/4 of said Section 28 along the East line of said NE/4 a distance of 100.00'; THENCE S89°55'46"W and parallel with the South line of said NE/4 a distance of 1369.02' to the Northeast corner of Stone Mill Phase 1 Addition; THENCE S57°15'09"E along an Easterly line of said Stone Mill Phase 1 Addition a distance of 80.93'; THENCE S0°03'12"E along an Easterly line of said Stone Mill Phase 1 Addition a distance of 266.14'; THENCE S89°55'46"W along an Easterly line of said Stone Mill Phase 1 Addition a distance of 10.00'; THENCE S0°03'12"E along an Easterly line of said Stone Mill Phase 1 Addition a distance of 135.42' to a point on the North R/W line of Stone Mill Blvd. as platted in the Stone Mill Phase 1 Addition to the City of Yukon; THENCE along said R/W line on a curve to the right with a Chord Bearing of S73°43'19"E and a Chord length of 150.20' and a radius of 530.00 feet for an Arc distance of 150.20'; THENCE along said R/W line on a curve to the left with a Chord Bearing of S77°49'24"E and a Chord length of 199.40' and a radius of 470.00 feet for an Arc distance of 200.93'; THENCE N89°55'46"E along said R/W line a distance of 56.90'; THENCE along said R/W line on a curve to the left with a Chord Bearing of N79°56'51"E and a Chord length of 41.60' and a radius of 120.00 feet for an Arc distance of 41.61'; THENCE along said R/W line on a curve to the right with a Chord Bearing of N79°56'51"E and a Chord length of 64.21' and a radius of 120.00 feet for an Arc distance of 65.00'; THENCE N89°55'46"E along said R/W line a distance of 38.44'; THENCE along said R/W line on a curve to the right with a Chord Bearing of S85°07'05"E and a Chord length of 26.76' and a radius of 155.00 feet for an Arc distance of 26.80'; THENCE N51°38'53"E along said R/W line a distance of 31.86'; THENCE N89°56'48"E along said R/W line a distance of 50.00'; THENCE S0°03'12"E along said R/W line a distance of 14.72'; THENCE along said R/W line on a curve to the right with a Chord Bearing of S01°59'45"W and a Chord length of 8.94' and a radius of 125.00 feet for an Arc distance of 8.94'; THENCE S22°37'24"E along said R/W line a distance of 44.01'; THENCE along said R/W line on a curve to the left with a Chord Bearing of S79°34'44"E and a Chord length of 25.49' and a radius of 70.00 feet for an Arc distance of 25.64'; THENCE N89°55'46"E along said R/W line a distance of 21.13'; THENCE along said R/W line on a curve to the left with a Chord Bearing of N74°24'40"E and a Chord length of 46.25' and a radius of 95.00 feet for an Arc distance of 55.20'; THENCE along said R/W line on a curve to the right with a Chord Bearing of N59°40'51"E and a Chord length of 78.05' and a radius of 138.00 feet for an Arc distance of 79.13'; THENCE N40°55'42"E along said R/W line a distance of 38.16'; THENCE N0°00'12"E a distance of 62.11'; THENCE N89°55'46"E a distance of 50.00' to a point on the East line of said SE/4; THENCE N0°00'12"E along said East line of said SE/4 a distance of 132.75' to the Northeast corner of said SE/4 and the POINT OF BEGINNING;

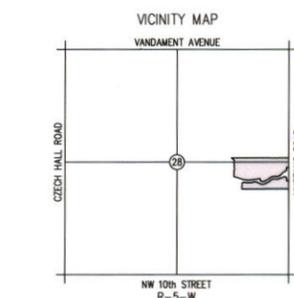
CONTAINING APPROXIMATELY 611,550 SQ. FT. OR 14.15 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (SOUTH)
A tract of land lying in the Southeast Quarter of Section Twenty-Eight (28), Township Twelve (12) North, Range Five (5) West, Indian Meridian. Being more particularly described as follows:

Commencing at the Northeast Corner of SE/4 of said Section 28; THENCE S0°00'12"W along the East line of said SE/4 a distance of 446.55 feet to the POINT OF BEGINNING; THENCE continuing S0°00'12"W along the East line of said SE/4 a distance of 193.45 feet; THENCE S89°55'46"W a distance of 1023.90 feet to a point on the South R/W line of Stone Mill Blvd. as platted in Stone Mill Phase 1 to the City of Yukon; THENCE along said R/W line on a curve to the left having a radius of 530.00 feet and a chord bearing of S87°00'47"E and a chord distance of 56.54 feet for an Arc distance of 56.56 feet; THENCE N89°55'46"E along said R/W line a distance of 56.90 feet; THENCE along said R/W line on a curve to the left having a radius of 180.00 feet and a chord bearing of N79°56'51"E and a chord distance of 62.40 feet for an Arc distance of 62.72 feet; THENCE along said R/W line on a curve to the right having a radius of 95.00 feet and a chord bearing of N79°56'51"E and a chord distance of 32.93 feet for an Arc distance of 33.10 feet; THENCE N89°55'46"E along said R/W line a distance of 38.44 feet; THENCE along said R/W line on a curve to the right having a radius of 95.00 feet and a chord bearing of S70°17'33"E and a chord distance of 64.29 feet for an Arc distance of 65.59 feet; THENCE along said R/W line on a curve to the left having a radius of 130.00 feet and a chord bearing of S70°17'33"E and a chord distance of 21.13 feet; THENCE along said R/W line on a curve to the left having a radius of 180.00 feet and a chord bearing of N74°24'40"E and a chord distance of 96.32 feet for an Arc distance of 97.50 feet; THENCE N58°53'34"E along said R/W line a distance of 90.05 feet; THENCE along said R/W line on a curve to the left having a radius of 180.00 feet and a chord bearing of N54°33'30"E and a chord distance of 27.21 feet for an Arc distance of 27.23 feet; THENCE N50°13'26"E along said R/W line a distance of 12.37 feet; THENCE along said R/W line on a curve to the right with a radius of 120.00 feet and a chord bearing of N76°00'09"E and a chord distance of 104.37 feet for an Arc distance of 107.98'; THENCE along said R/W line on a curve to the left having a radius of 155.00 feet and a chord bearing of N82°14'31"E and a chord distance of 103.68 feet for an Arc distance of 105.72 feet; THENCE along said R/W line on a curve to the right having a radius of 95.00 feet and a chord bearing of N68°43'45"E and a chord distance of 19.95 feet for an Arc distance of 19.98 feet; THENCE along said R/W line on a curve to the left having a radius of 155.00 feet and a chord bearing of N71°36'49"E and a chord distance of 16.99 feet for an Arc distance of 17.00 feet; THENCE N68°28'19"E along said R/W line a distance of 76.50 feet; THENCE N89°55'46"E along said R/W line a distance of 31.29 feet; THENCE S45°02'01"E along said R/W line a distance of 35.33 feet; THENCE S0°00'12"W and parallel with East line of said SE/4 a distance of 71.93 feet; THENCE N89°55'46"E a distance of 50.00 feet to a point on the East line of said SE/4 and the POINT OF BEGINNING and containing 192773.65 SQ. FT. OR 4.43 ACRES, MORE OR LESS.



SCALE: 1" = 60'
FOUND IRON PIN = ●
SET IRON PIN = ●



NOTE:
MAINTENANCE OF THE COMMON AREAS 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 COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN.
SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL INTERIOR STREETS AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
CLASS C OR BETTER ROOFING MATERIALS REQUIRED ON ALL STRUCTURES.
MAINTENANCE OF PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
MAINTENANCE OF THE ISLANDS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
THERE SHALL BE TWO DIFFERENT PROPERTY OWNERS ASSOCIATION FOR P.U.D. LOTS & RESIDENTIAL LOTS
LOTS WITHIN BLOCKS 7, 8, 9 & 10 SHALL BE LIMITED TO ONE CURB CUT.

LINE TABLE (LOTS)

NUMBER	BEARING	DISTANCE
L18	N 00°00'00" E	5.88'
L19	S 45°00'00" W	21.21'
L20	N 44°55'52" W	5.67'
L21	S 02°04'14" E	12.86'
L22	S 44°57'53" W	14.13'
L23	S 45°47'13" E	13.26'
L24	S 02°04'14" E	15.29'
L25	N 45°47'13" E	15.87'
L26	S 45°47'13" E	19.60'
L27	N 00°04'14" W	15.00'
L28	S 45°47'13" W	5.94'
L29	N 03°05'30" E	5.56'
L30	S 45°00'00" W	21.30'
L31	N 45°00'00" E	18.69'
L32	S 00°00'00" E	5.88'

LINE TABLE (LEGAL)

NUMBER	BEARING	DISTANCE
L1	N 40°55'42" E	38.16'
L2	N 50°13'26" E	12.37'
L3	N 89°55'46" E	21.13'
L4	S 22°37'24" E	43.18'
L5	S 00°03'12" E	24.42'
L6	N 89°56'48" E	50.00'
L7	N 51°38'53" E	31.86'
L8	N 89°55'46" E	38.44'
L9	N 89°55'46" E	56.90'
L10	N 89°55'46" E	56.90'
L11	N 89°55'46" E	38.44'
L12	N 89°55'46" E	21.13'
L13	N 89°55'46" W	10.00'
L14	N 50°13'26" E	12.37'
L15	N 89°55'46" E	31.29'
L16	S 45°02'01" E	35.33'

CURVE TABLE (CENTERLINE)

NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C25	100.00	23.50	11.81	N 06°44'00" W	23.45
C26	200.00	61.04	30.76	N 04°43'24" W	60.80
C27	500.00	155.08	77.55	N 02°00'36" E	155.07
C28	100.00	17.66	8.83	S 03°43'30" W	17.64
C29	100.00	65.43	32.71	N 81°11'56" W	64.27
C30	100.00	41.87	20.93	S 50°27'37" E	41.36
C31	100.00	130.29	65.14	N 79°47'28" W	129.27

CURVE TABLE (LEGAL)

NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	138.00	79.13	40.69	N 59°40'51" E	78.05
C2	95.00	46.25	23.12	N 57°20'3" E	45.79
C3	155.00	72.84	36.42	N 69°55'30" E	72.82
C4	95.00	46.29	23.14	N 57°20'3" E	45.85
C5	180.00	107.98	53.99	N 76°00'09" E	107.98
C6	120.00	62.72	31.36	N 74°24'40" E	62.72
C7	120.00	62.72	31.36	N 74°24'40" E	62.72
C8	70.00	35.64	17.82	S 79°34'44" E	35.49
C9	125.00	62.72	31.36	S 01°59'45" W	62.72
C10	155.00	76.50	38.25	S 85°07'05" E	76.50
C11	120.00	41.87	20.93	N 79°56'51" E	41.86
C12	470.00	200.93	100.46	S 77°49'24" E	199.40
C13	530.00	150.70	75.35	S 73°43'19" E	150.20
C14	530.00	150.70	75.35	S 73°43'19" E	150.20
C15	180.00	62.72	31.36	S 79°34'44" E	62.40
C16	95.00	46.25	23.12	N 79°56'51" E	46.25
C17	95.00	46.25	23.12	N 79°56'51" E	46.25
C18	130.00	64.29	32.14	S 70°17'33" E	64.29
C19	180.00	107.98	53.99	N 74°24'40" E	107.98
C20	180.00	107.98	53.99	N 74°24'40" E	107.98
C21	120.00	62.72	31.36	N 82°14'31" E	103.68
C22	155.00	76.50	38.25	S 85°07'05" E	76.50
C23	95.00	46.25	23.12	S 89°55'46" W	46.25
C24	155.00	76.50	38.25	N 71°36'49" E	154.99

CURVE TABLE (LEGAL)

NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C32	125.00	29.38	14.69	N 06°44'00" W	29.31
C33	175.00	51.37	25.68	N 05°01'28" W	51.39
C34	175.00	51.37	25.68	S 03°43'30" W	51.39
C35	525.00	136.83	68.41	N 02°00'36" E	136.83
C36	25.00	18.91	9.45	N 21°40'51" E	18.89
C37	25.00	18.91	9.45	N 21°40'51" E	18.89
C38	25.00	18.91	9.45	N 21°40'51" E	18.89
C39	475.00	8.79	4.40	N 00°31'49" E	8.79
C40	475.00	24.53	12.27	S 02°32'25" W	24.53
C41	225.00	88.67	44.33	S 04°43'24" E	88.40
C42	75.00	17.63	8.81	S 06°44'00" E	17.59

LEGEND

- B.L.L. BUILDING LIMIT LINE
- L.N.A. LIMITS OF NO ACCESS
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- P/E PEDESTRIAN EASEMENT
- C/A COMMON AREA
- A/E ACCESS EASEMENT
- P.U.D. BOUNDARY
- R/W RIGHT OF WAY

COMMERCIAL NOTE:
SIGHT SCREENING REQUIRED BETWEEN COMMERCIAL AND RESIDENTIAL SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL PROPERTY OWNER.
2:1 COMMERCIAL SETBACK TO BUILDING HEIGHT REQUIRED WHERE COMMERCIAL ADJUTS RESIDENTIAL.
BLOCK 13, LOT 1 WILL BE LIMITED TO ONE (1) ACCESS POINT OFF OF MUSTANG ROAD, AND ONE (1) ACCESS POINT OFF OF STONE MILL BLVD.
BLOCK 14, LOT 1 WILL BE LIMITED TO ONE (1) ACCESS POINT OFF OF STONE MILL BLVD.

Crafton, Tull & Associates, Inc.
235 N. MacArthur Suite 200 Oklahoma City, OK 73127
405.787.6270 Fax: 405.787.6276 www.crafton.com
CA 973 (PE/L) EXPIRES 6/30/2005

Engineers & Surveyors

DRAWN: TLB	DATE: 2005	CHECKED:	SHEET NO.:	PROJECT NO.: 046007-00
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LAST PLATTED: 6/20/05 8:08 AM BY: JAMES REDON
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