

REVISED PLAT OF SURVEY
of
TIMBERLINE

BEING A PART OF THE SE/4, SEC. 34, T10N, R2W, I.M.

AN ADDITION TO THE CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA

***** NOTE *****
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID PLAT OF SURVEY COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
CERT-NY REV 12-2007

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	18.69'	25.00'	9.81'	18.26'	N22°00'55"W	042°50'00"
C2	231.84'	50.00'	53.93'	73.33'	S89°24'05"W	265°40'01"
C3	18.69'	25.00'	9.81'	18.26'	S20°49'05"W	042°50'00"
C4	151.67'	200.00'	79.69'	148.07'	S21°07'38"W	043°27'06"
C5	151.67'	200.00'	79.69'	148.07'	N21°07'38"E	043°27'06"
C6	8.38'	70.00'	4.19'	8.37'	N03°33'54"W	006°51'19"
C7	15.55'	130.00'	7.79'	15.54'	S03°33'54"E	006°51'19"
C8	30.77'	25.00'	17.68'	28.87'	N35°24'06"W	070°31'44"
C9	140.09'	50.00'	291.42'	98.56'	S09°35'54"W	160°31'44"
C10	95.27'	300.00'	48.04'	94.87'	S09°41'46"E	018°11'42"
C11	95.27'	300.00'	48.04'	94.87'	N09°41'46"W	018°11'42"
C12	95.27'	300.00'	48.04'	94.87'	N08°29'56"E	018°11'42"
C13	95.27'	300.00'	48.04'	94.87'	S08°29'56"W	018°11'42"
C14	7.22'	300.00'	3.61'	7.22'	S18°06'13"E	001°22'47"
C15	88.04'	300.00'	44.34'	87.73'	S09°00'22"E	016°48'54"

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
NR = NOT RADIAL
B/L = BUILDING LIMIT LINE
D & U/E = DRAINAGE & UTILITY EASEMENT
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
L.N.A. = LIMITS OF NO ACCESS
P.S.P.U.E. = PRIVATE STREET & PUBLIC UTILITY EASEMENT

● DENOTES FND #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
○ DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
△ DENOTES SET CST NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED

PROPERTY DESCRIPTION
A tract of land being a part of the Southeast Quarter (SE/4) of Section Thirty-four (34), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:
Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);
THENCE South 89°24'05" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 727.08 feet to the POINT OF BEGINNING;
THENCE continuing South 89°24'05" West, a distance of 1,907.45 feet to the Southwest (SW) Corner of said Southeast Quarter (SE/4);
THENCE North 00°03'00" West, along and with the West line of said Southeast Quarter (SE/4), a distance of 2,638.19 feet to the Northwest (NW) Corner of said Southeast Quarter (SE/4);
THENCE North 89°31'57" East, along and with the North line of said Southeast Quarter (SE/4), a distance of 1,864.45 feet;
THENCE South 00°08'14" East, departing said North line, a distance of 1,705.67 feet;
THENCE South 06°59'33" East, a distance of 327.34 feet;
THENCE South 00°08'14" East, a distance of 602.90 feet to the POINT OF BEGINNING.
Containing 4,949,702 square feet or 113.6295 acres, more or less.
This property description was prepared on the 11th day of April, 2016, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE
I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Plat of Survey of TIMBERLINE, an addition to the City of Oklahoma City, Cleveland County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 11th day of October, 2016, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.
I further certify that 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.

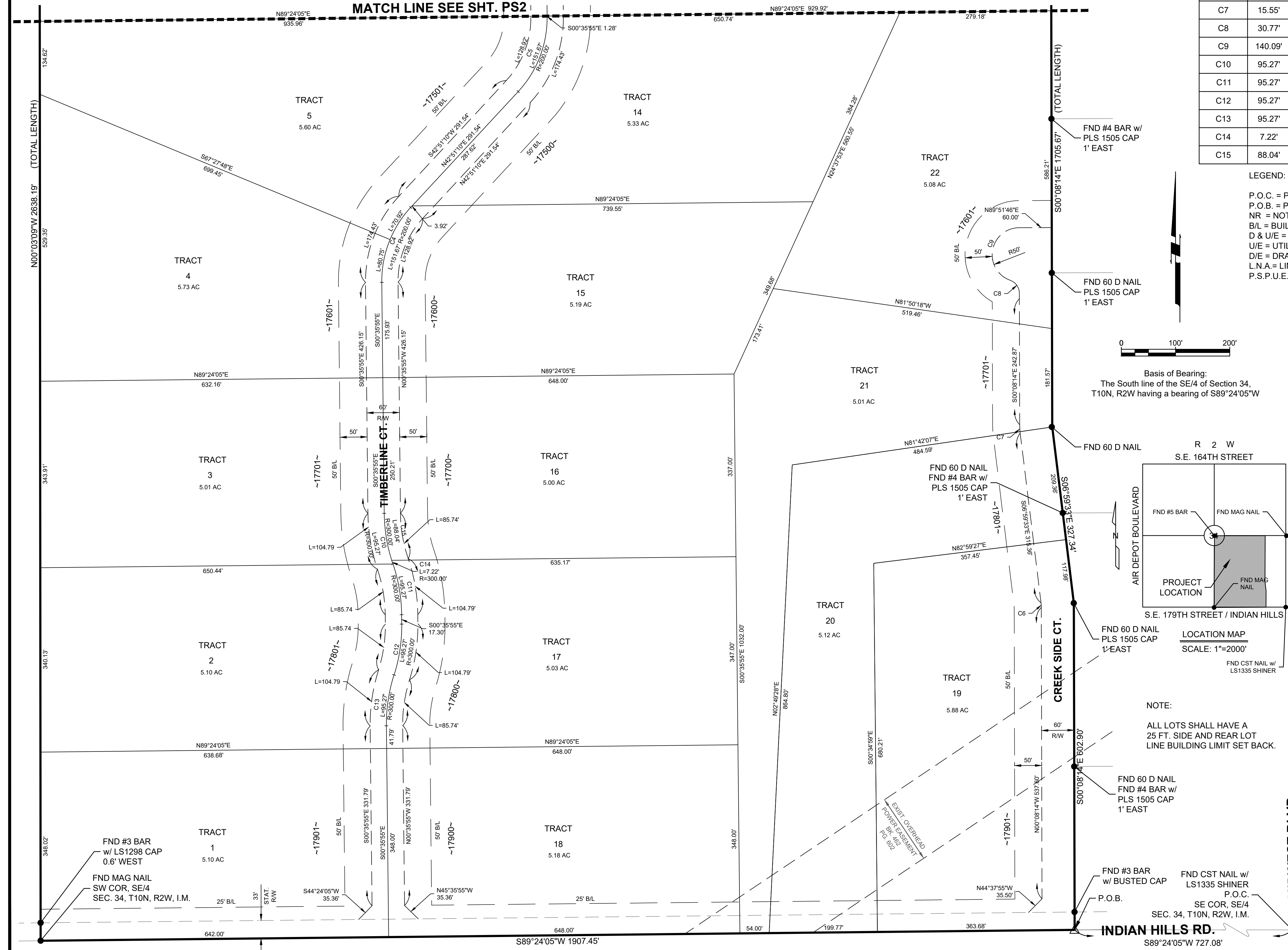
Witness my hand and seal this 2 day of April, 2020.



Matthew Johnson, P.L.S. No. 1807

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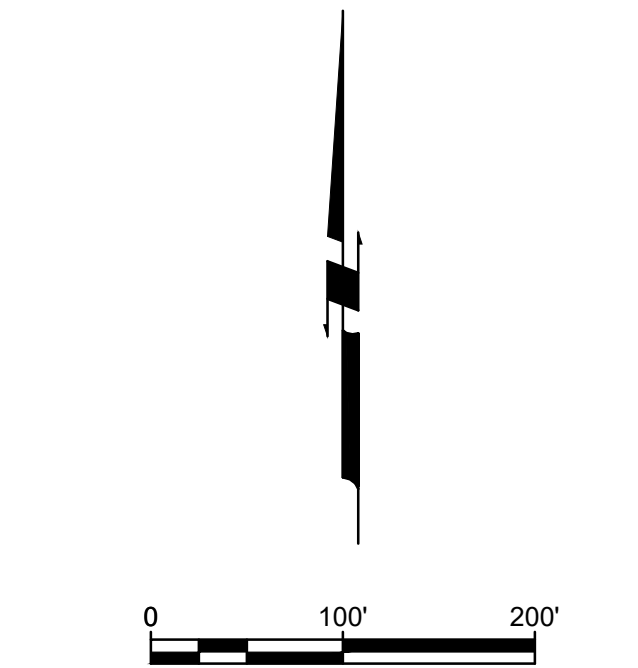
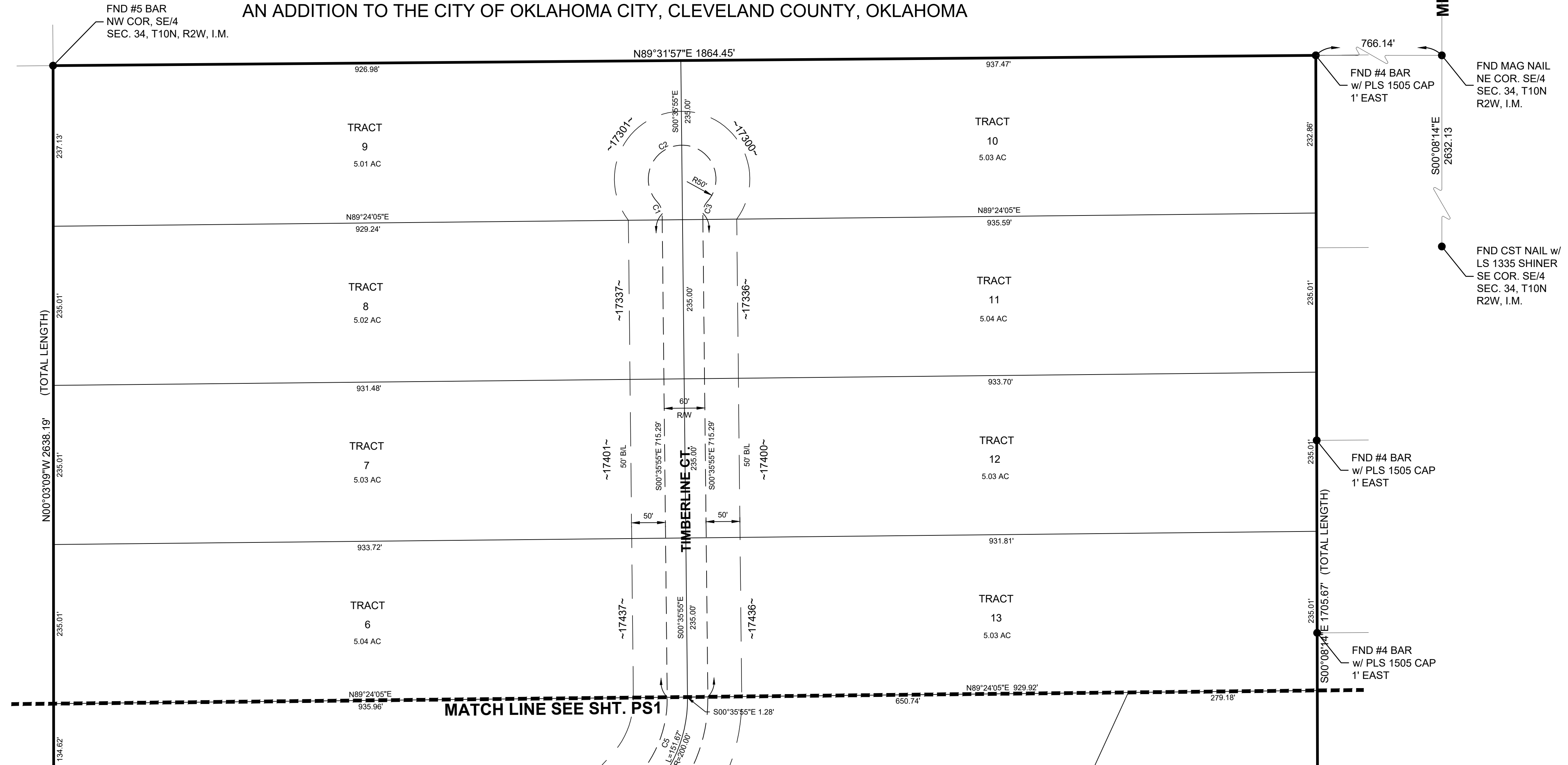
JA Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8975 FAX (405) 235-8078 www.jaok.com
Certificate of Authorization #1484 Exp. Date: 06-30-2021
ENGINEERS • SURVEYORS • PLANNERS



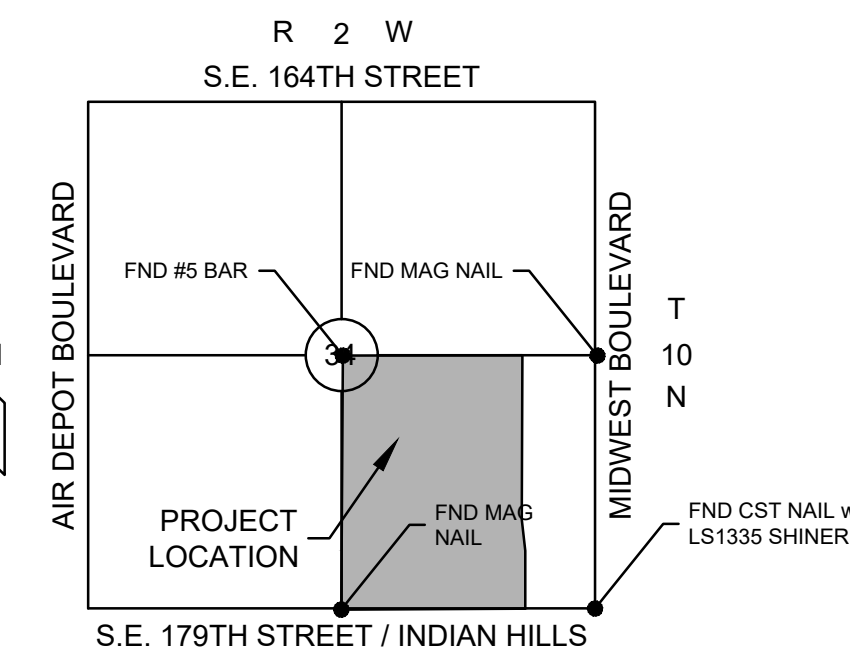
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AN ADDITION TO THE CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



Basis of Bearing:
The South line of the SE/4 of Section 34,
T10N, R2W having a bearing of S89°24'05\"/>



LOCATION MAP
SCALE: 1"=2000'

- LEGEND:
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NOTE:
ALL LOTS SHALL HAVE A
25 FT. SIDE AND REAR LOT
LINE BUILDING LIMIT SET BACK.

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