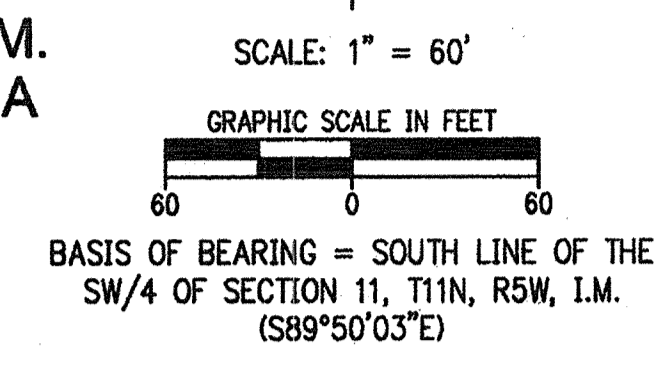


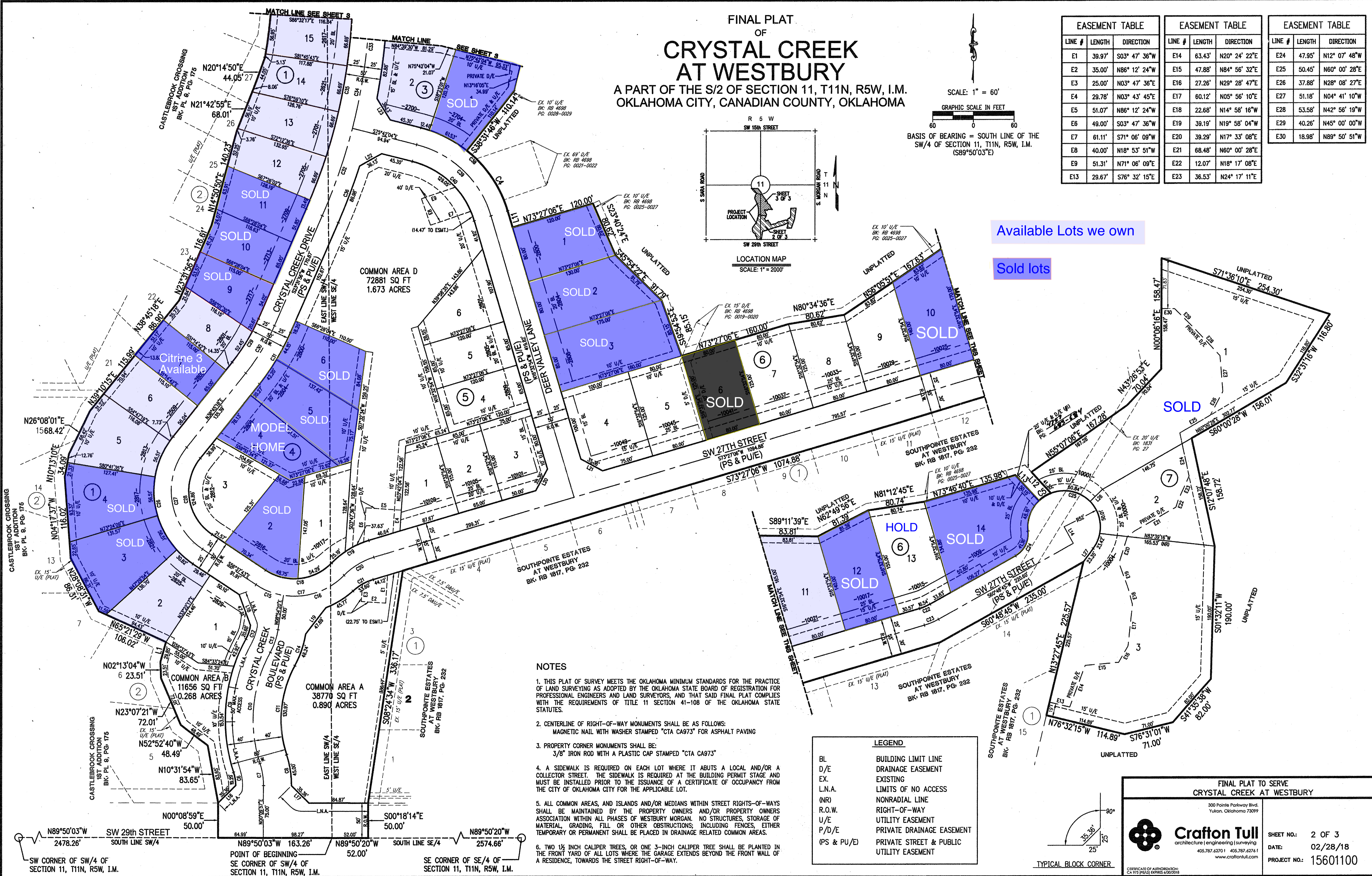
FINAL PLAT
OF
**CRYSTAL CREEK
AT WESTBURY**
A PART OF THE S/2 OF SECTION 11, T11N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



EASEMENT TABLE			EASEMENT TABLE			EASEMENT TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
E1	39.97'	S03° 47' 36"W	E14	63.43'	N20° 24' 22"E	E24	47.95'	N12° 07' 48"W
E2	35.00'	N86° 12' 24"W	E15	47.88'	N84° 56' 32"E	E25	50.45'	N60° 00' 28"E
E3	25.00'	N03° 47' 36"E	E16	27.26'	N29° 28' 47"E	E26	37.88'	N28° 08' 27"E
E4	28.78'	N03° 43' 45"E	E17	60.12'	N05° 56' 10"E	E27	51.18'	N04° 41' 10"W
E5	51.07'	N86° 12' 24"W	E18	22.68'	N14° 58' 16"W	E28	53.58'	N42° 56' 19"W
E6	49.00'	S03° 47' 36"W	E19	39.19'	N19° 58' 04"W	E29	40.26'	N45° 00' 00"W
E7	61.11'	S71° 06' 09"W	E20	39.29'	N17° 33' 08"E	E30	18.98'	N89° 50' 51"W
E8	40.00'	N18° 53' 51"W	E21	68.48'	N60° 00' 28"E			
E9	51.31'	N71° 06' 09"E	E22	12.07'	N18° 17' 08"E			
E13	29.67'	S76° 32' 15"E	E23	36.53'	N24° 17' 11"E			

Available Lots we own

Sold lots



- NOTES**
- 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.
 - CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973" FOR ASPHALT PAVING
 - PROPERTY CORNER MONUMENTS SHALL BE:
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
 - A SIDEWALK IS REQUIRED 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 OKLAHOMA CITY FOR THE APPLICABLE LOT.
 - ALL COMMON AREAS, AND ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAYS SHALL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATION WITHIN ALL PHASES OF WESTBURY MORGAN. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED IN DRAINAGE RELATED COMMON AREAS.
 - TWO 1/2 INCH CALIPER TREES, OR ONE 3-INCH CALIPER TREE SHALL BE PLANTED IN THE FRONT YARD OF ALL LOTS WHERE THE GARAGE EXTENDS BEYOND THE FRONT WALL OF A RESIDENCE, TOWARDS THE STREET RIGHT-OF-WAY.

LEGEND

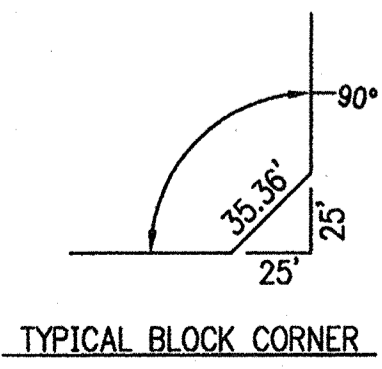
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
(NR)	NONRADIAL LINE
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
P/D/E	PRIVATE DRAINAGE EASEMENT
(PS & PU/E)	PRIVATE STREET & PUBLIC UTILITY EASEMENT

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300 Pointe Parkway Blvd.
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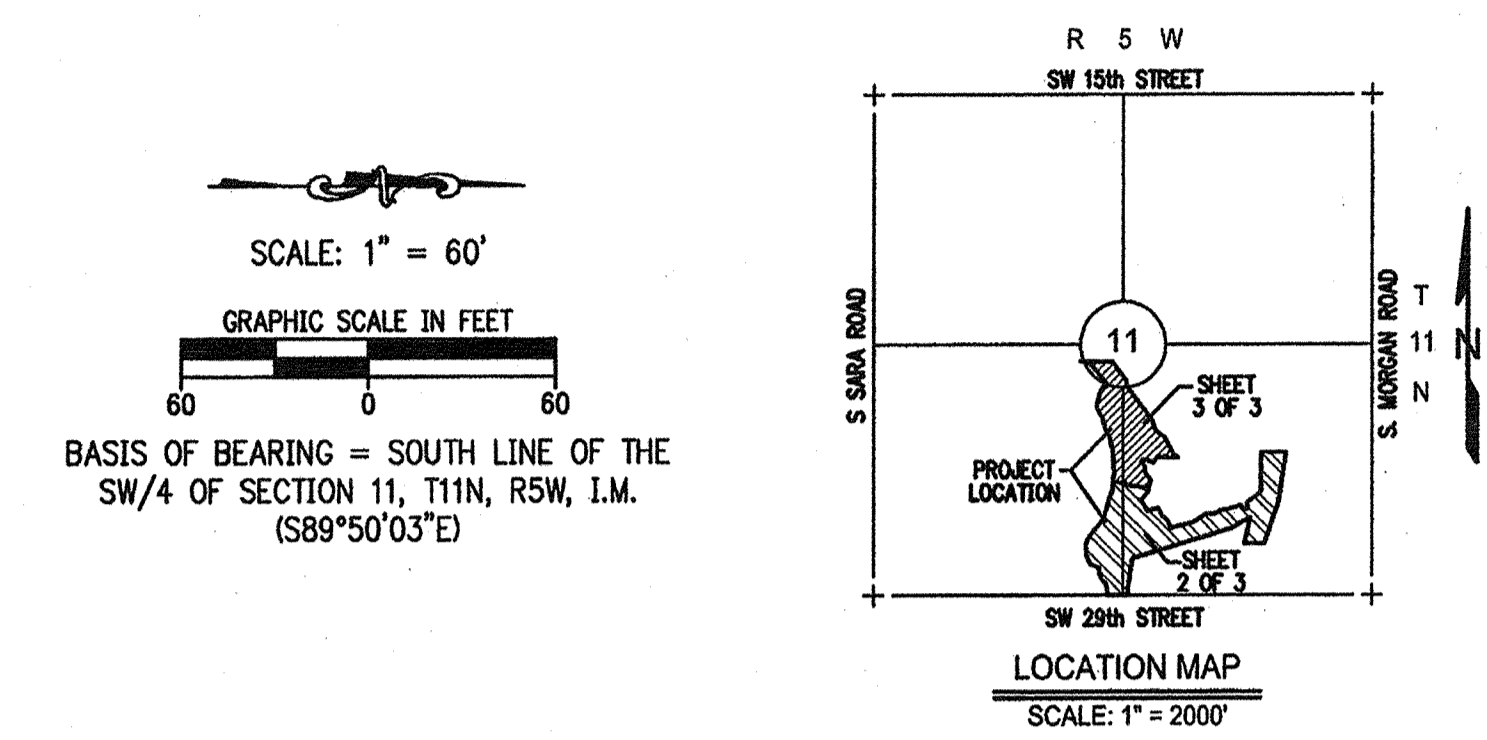
SHEET NO.: 2 OF 3
DATE: 02/28/18
PROJECT NO.: 15601100



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 RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973" FOR ASPHALT PAVING
3. PROPERTY CORNER MONUMENTS SHALL BE:
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
4. A SIDEWALK IS REQUIRED 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 OKLAHOMA CITY FOR THE APPLICABLE LOT.
5. ALL COMMON AREAS, AND ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAYS SHALL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATION WITHIN ALL PHASES OF WESTBURY MORGAN. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED IN DRAINAGE RELATED COMMON AREAS.
6. TWO 1 1/2 INCH CALIPER TREES, OR ONE 3-INCH CALIPER TREE SHALL BE PLANTED IN THE FRONT YARD OF ALL LOTS WHERE THE GARAGE EXTENDS BEYOND THE FRONT WALL OF A RESIDENCE, TOWARDS THE STREET RIGHT-OF-WAY.

**FINAL PLAT
OF
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A PART OF THE S/2 OF SECTION 11, T11N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



EASEMENT TABLE

LINE #	LENGTH	DIRECTION
E10	35.67'	S42° 17' 05"W
E11	15.00'	N47° 42' 55"W
E12	35.67'	N42° 17' 05"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	28.85'	N15° 31' 32"E
L2	53.81'	N19° 32' 36"W
L3	29.74'	N02° 54' 45"W
L4	30.79'	N53° 39' 08"E
L5	4.86'	S86° 04' 11"E
L6	47.55'	N15° 09' 55"E
L7	10.00'	N49° 45' 36"E
L8	41.04'	S48° 13' 11"E
L9	80.61'	S05° 52' 58"E
L10	91.30'	S36° 02' 00"E
L11	24.82'	S16° 32' 54"E
L12	41.30'	N42° 33' 30"W
L13	50.15'	S42° 33' 30"E
L14	27.00'	S29° 11' 15"E
L15	27.00'	S74° 04' 00"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L16	35.36'	N45° 09' 57"E
L17	35.36'	S44° 50' 03"E
L18	47.31'	S20° 11' 53"E
L19	47.69'	N37° 25' 21"E
L20	35.36'	S28° 27' 06"W
L21	35.36'	N61° 32' 54"W
L22	36.13'	N60° 33' 46"E
L23	36.13'	S31° 57' 55"E
L24	35.36'	N42° 50' 34"E
L25	35.48'	N47° 21' 57"W
L26	25.00'	S45° 43' 43"W
L27	23.35'	N36° 38' 05"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	142.66'	630.00'	012°58'29"	N03° 57' 42"E	142.36'
C2	132.68'	156.97'	048°25'40"	N64° 38' 01"W	128.76'
C3	44.90'	52.00'	049°28'07"	S17° 02' 46"W	43.51'
C4	106.66'	175.00'	034°55'20"	S34° 00' 34"E	105.02'
C5	20.44'	52.00'	022°31'14"	N57° 25' 40"E	20.31'
C6	19.29'	60.00'	018°25'06"	N09° 02' 36"W	19.20'
C7	32.15'	100.00'	018°25'06"	N09° 02' 36"W	32.01'
C8	45.00'	140.00'	018°25'06"	N09° 02' 36"W	44.81'
C9	196.46'	240.00'	046°54'05"	S05° 11' 53"W	191.02'
C10	163.72'	200.00'	046°54'05"	N05° 11' 53"E	159.18'
C11	130.97'	160.00'	046°54'05"	S05° 11' 53"W	127.35'
C12	20.68'	60.00'	019°44'37"	N18° 46' 38"E	20.57'
C13	34.46'	100.00'	019°44'37"	N18° 46' 38"E	34.29'
C14	48.24'	140.00'	019°44'37"	N18° 46' 38"E	48.00'
C15	42.70'	100.00'	024°27'58"	S68° 51' 42"E	42.38'
C16	94.68'	100.00'	054°14'59"	N71° 46' 50"E	91.19'
C17	137.38'	100.00'	078°42'56"	N84° 00' 49"E	126.83'
C18	103.04'	75.00'	078°42'56"	N84° 00' 49"E	95.12'
C19	62.82'	124.84'	028°50'03"	S59° 03' 13"W	62.16'
C20	50.26'	100.00'	028°47'45"	S59° 03' 13"W	49.73'

CURVE TABLE

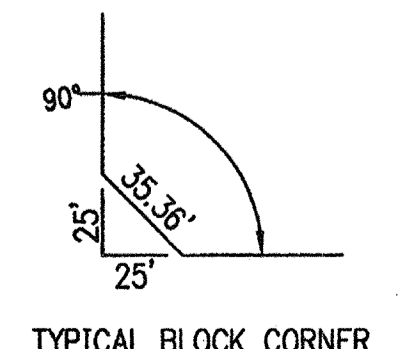
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	33.60'	75.00'	025°39'54"	S60° 37' 09"W	33.32'
C22	16.54'	75.00'	012°38'21"	N67° 07' 55"E	16.51'
C23	22.06'	100.00'	012°38'21"	N67° 07' 55"E	22.01'
C24	41.36'	35.00'	067°42'33"	N26° 57' 29"E	39.00'
C25	202.87'	52.00'	223°31'53"	N75° 07' 51"W	96.59'
C26	208.09'	125.00'	095°23'01"	S08° 56' 12"E	184.88'
C27	166.48'	100.00'	095°23'01"	S08° 56' 12"E	147.91'
C28	124.86'	75.00'	095°23'01"	S08° 56' 12"E	110.93'
C29	73.06'	275.00'	015°13'22"	N31° 08' 37"E	72.85'
C30	79.71'	300.00'	015°13'22"	N31° 08' 37"E	79.47'
C31	86.35'	325.00'	015°13'22"	N31° 08' 37"E	86.09'
C32	132.95'	825.00'	009°14'01"	N18° 54' 56"E	132.81'
C33	236.95'	825.00'	016°27'21"	N06° 04' 15"E	236.13'
C34	369.90'	825.00'	025°41'22"	N10° 41' 15"E	366.81'
C35	358.69'	800.00'	025°41'22"	N10° 41' 15"E	355.70'
C36	86.98'	850.00'	005°51'46"	N20° 36' 03"E	86.94'
C37	194.12'	850.00'	013°05'07"	N04° 23' 08"E	193.70'
C38	180.67'	175.00'	059°09'10"	N46° 07' 29"W	172.75'
C39	154.86'	150.00'	059°09'10"	N46° 07' 29"W	148.08'
C40	129.05'	125.00'	059°09'10"	N46° 07' 29"W	123.40'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C41	28.34'	35.00'	046°23'50"	N64° 38' 39"E	27.57'
C42	247.58'	52.00'	272°47'40"	N02° 09' 26"W	71.72'
C43	28.34'	35.00'	046°23'50"	N68° 57' 31"W	27.57'
C44	481.42'	975.00'	028°17'26"	N16° 18' 09"W	476.54'
C45	493.76'	1000.00'	028°17'26"	N16° 18' 09"W	488.76'
C46	486.79'	1025.00'	027°12'39"	N16° 50' 32"W	482.23'
C47	31.67'	125.00'	014°30'52"	S23° 11' 26"E	31.58'
C48	25.33'	100.00'	014°30'52"	S23° 11' 26"E	25.26'
C49	19.00'	75.00'	014°30'52"	S23° 11' 26"E	18.95'
C50	224.81'	52.00'	247°42'33"	N72° 04' 44"W	86.37'
C51	41.36'	35.00'	067°42'33"	S17° 55' 17"W	39.00'

LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
(NR)	NONRADIAL LINE
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
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SHEET NO.: 3 OF 3
DATE: 02/28/18
PROJECT NO.: 15601100

DRAWING: CRYSTAL CREEK AT WESTBURY MORGAN PLATTING