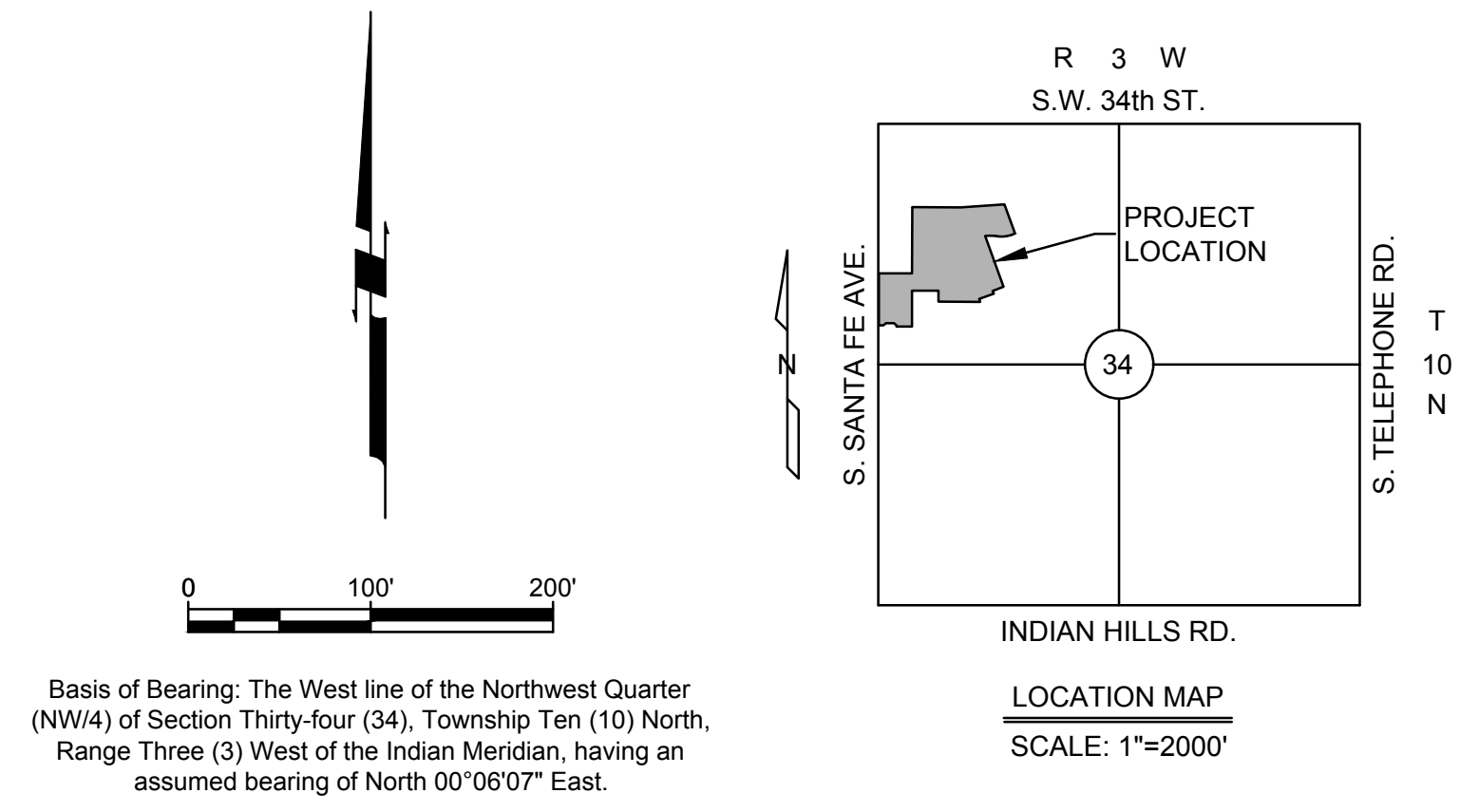


***** NOTE *****
 THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA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

FINAL PLAT of SENDERA LAKES SECTION 3

BEING A PART OF THE NW/4, SEC. 34, T10N, R3W, I.M.
 AN ADDITION TO THE CITY OF MOORE, CLEVELAND COUNTY, OKLAHOMA

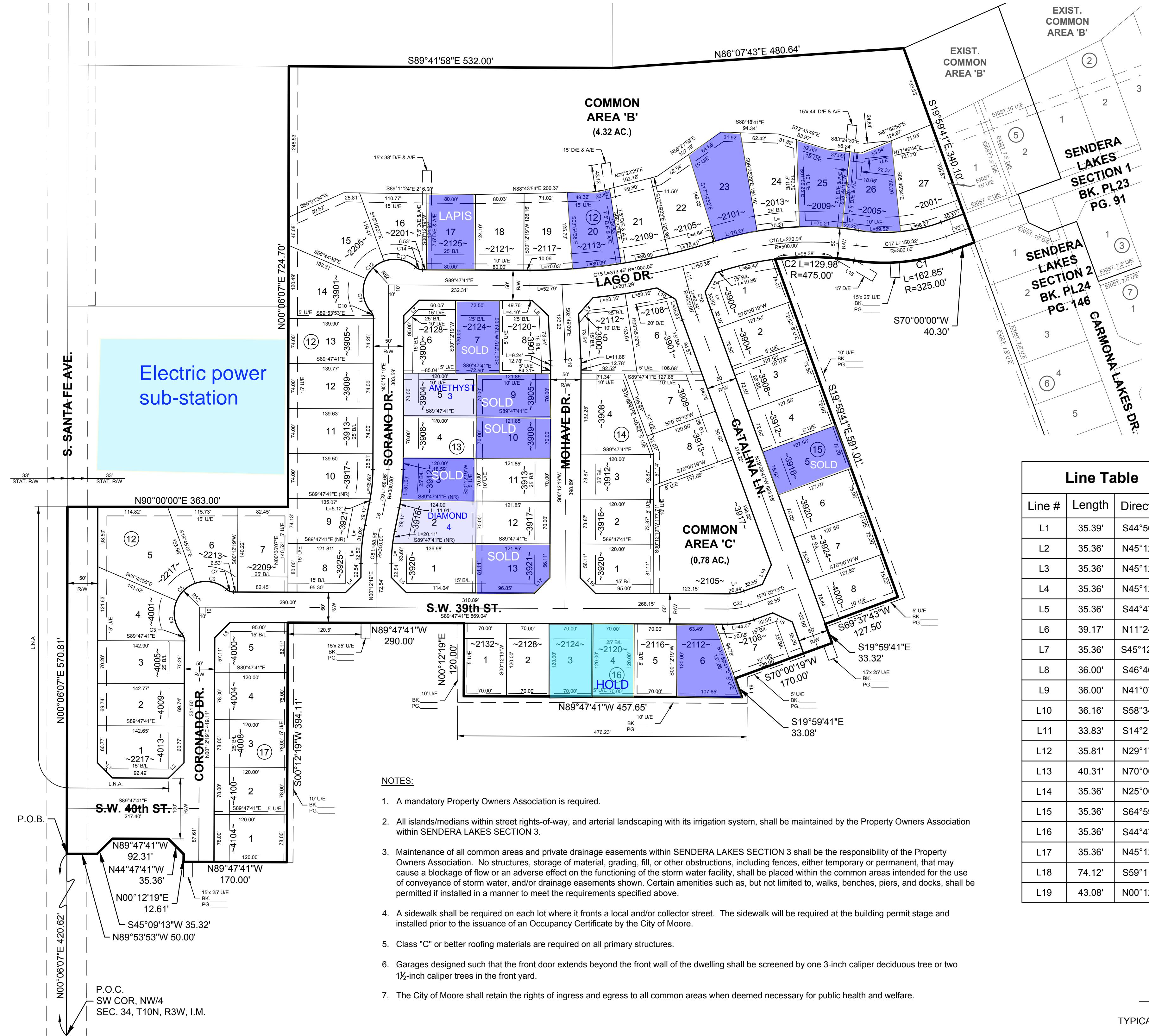


Basis of Bearing: The West line of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, having an assumed bearing of North 00°06'07" East.

LEGEND:

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

● 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

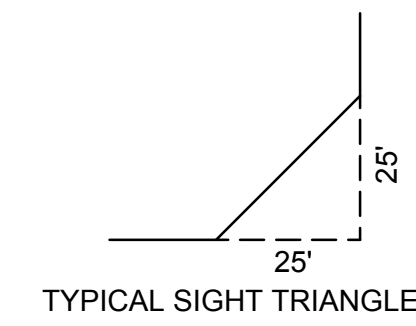


Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	162.85'	325.00'	83.17'	161.15'	S84°21'17"W	028°42'33"
C2	129.98'	475.00'	65.40'	129.57'	N89°07'47"W	015°40'41"
C3	12.81'	18.00'	6.69'	12.54'	N20°11'18"W	040°47'13"
C4	57.96'	52.00'	32.41'	55.01'	S08°38'55"E	063°51'59"
C5	42.62'	52.00'	22.59'	41.44'	S46°45'59"W	046°57'48"
C6	55.13'	52.00'	30.47'	52.58'	N79°22'47"W	060°44'39"
C7	12.81'	18.00'	6.69'	12.54'	S69°24'04"E	040°47'13"
C8	58.66'	300.00'	29.42'	58.56'	S05°48'24"W	011°12'09"
C9	58.66'	300.00'	29.42'	58.56'	N05°48'24"E	011°12'09"
C10	12.81'	18.00'	6.69'	12.54'	N20°11'18"W	040°47'13"
C11	57.93'	52.00'	32.39'	54.98'	S08°39'52"E	063°50'05"
C12	42.65'	52.00'	22.61'	41.47'	S46°45'02"W	046°59'42"
C13	55.13'	52.00'	30.47'	52.58'	N79°22'47"W	060°44'39"
C14	12.81'	18.00'	6.69'	12.54'	S69°24'04"E	040°47'13"
C15	313.46'	1000.00'	158.03'	312.18'	N81°13'31"E	017°57'36"
C16	230.94'	500.00'	117.57'	228.89'	S85°28'38"W	026°27'50"
C17	150.32'	300.00'	76.77'	148.75'	N84°21'17"E	028°42'33"
C18	49.24'	500.00'	24.64'	49.22'	S17°10'25"E	005°38'34"
C19	10.56'	200.00'	5.28'	10.56'	N01°18'25"W	003°01'28"
C20	35.26'	100.00'	17.81'	35.07'	N80°06'19"E	020°12'01"

Line #	Length	Direction
L1	35.39'	S44°50'47"E
L2	35.36'	N45°12'19"E
L3	35.36'	N45°12'19"E
L4	35.36'	N45°12'19"E
L5	35.36'	S44°47'41"E
L6	39.17'	N11°24'28"E
L7	35.36'	S45°12'19"W
L8	36.00'	S46°46'16"E
L9	36.00'	N41°07'57"E
L10	36.16'	S58°34'46"E
L11	33.83'	S14°21'08"E
L12	35.81'	N29°17'49"E
L13	40.31'	N70°00'00"E
L14	35.36'	N25°00'19"E
L15	35.36'	S64°59'41"E
L16	35.36'	S44°47'41"E
L17	35.36'	N45°12'19"E
L18	74.12'	S59°11'05"E
L19	43.08'	N00°12'19"E

NOTES:

- A mandatory Property Owners Association is required.
- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within SENDERA LAKES SECTION 3.
- Maintenance of all common areas and private drainage easements within SENDERA LAKES SECTION 3 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, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- A sidewalk shall be required on each lot where it fronts a local and/or collector street. The sidewalk will be required at the building permit stage and installed prior to the issuance of an Occupancy Certificate by the City of Moore.
- Class "C" or better roofing materials are required on all primary structures.
- Garages designed such that the front door extends beyond the front wall of the dwelling shall be screened by one 3-inch caliper deciduous tree or two 1½-inch caliper trees in the front yard.
- The City of Moore shall retain the rights of ingress and egress to all common areas when deemed necessary for public health and welfare.



FINAL PLAT
 of
SENDERA LAKES SECTION 3



Johnson & Associates, Inc.
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-8078 www.jaokc.com
 Certificate of Authorization #1484 Exp. Date: 06-30-2019
 ENGINEERS SURVEYORS PLANNERS

ACAD FILE: H:\2600\26000007\2600007-FPLT.dwg, 1/14/2020 3:30 PM, Tyler Muzny
 XREFS LOADED