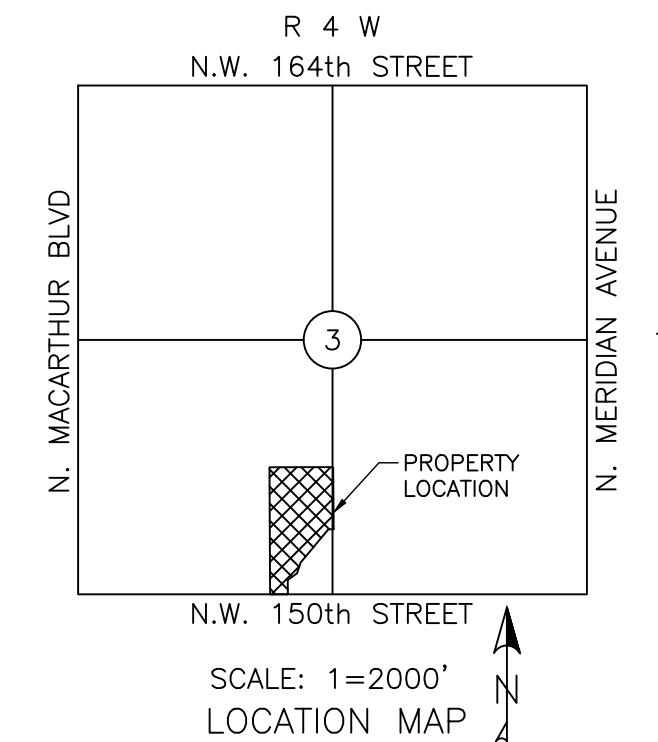
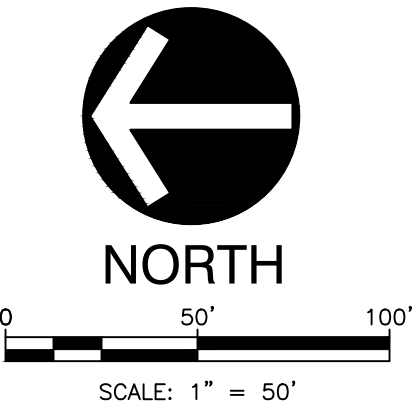


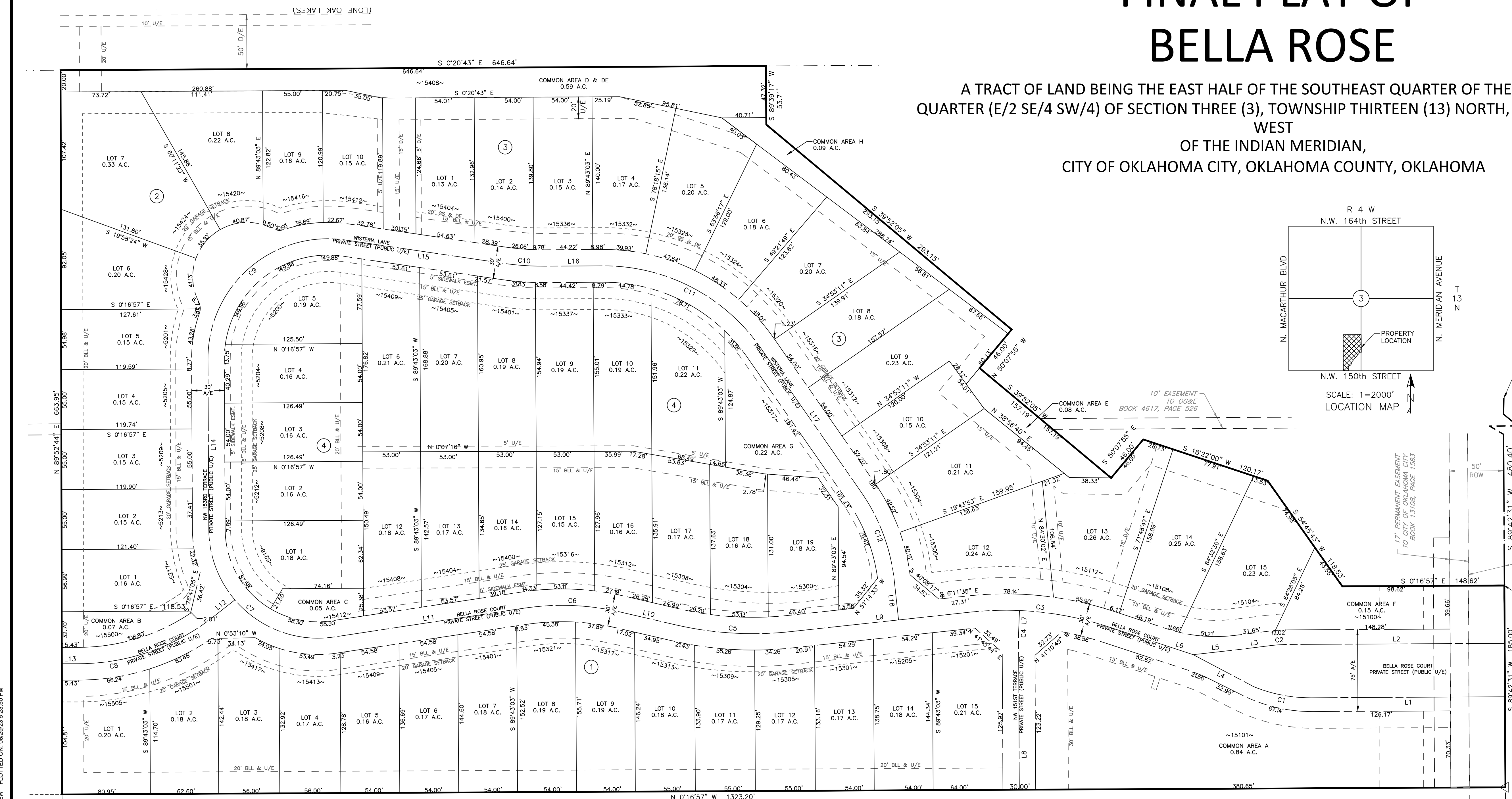
FINAL PLAT OF BELLA ROSE

A TRACT OF LAND BEING THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 SE/4 SW/4) OF SECTION THREE (3), TOWNSHIP THIRTEEN (13) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



P.O.C. SET MAG. NAIL W/ CA6429 TAG S.E. CORNER OF THE SW/4 SEC. 3, T-13-N, R-4-W, I.M. OKLAHOMA COUNTY, OKLAHOMA

P.O.B. SET MAG. NAIL W/ CA6429 TAG



LEGEND

(BEARING, DISTANCE) = RECORD BEARING, DISTANCE = MEASURED	A/E ACCESS EASEMENT
⊕ BENCHMARK	W West
● IRON ROD FOUND	Sec. Section
○ IRON ROD SET W/CAP	T Township
△ MAG NAIL SET W/SHINER	R Range
⊠ "X" IN CONCRETE	I.M. Indian Meridian
⊙ IRON PIPE FOUND	OK Oklahoma
○ 1/2-INCH IRON ROD	R.O.W. Right-of-Way
○ PROPERTY CORNER	U/E Utility Easement
○ POINT OF COMMENCEMENT	D/E Drainage Easement
○ POINT OF BEGINNING	BL Building Limit Line
BL BUILDING LIMIT LINE	St. Street
U/E UTILITY EASEMENT	Ave. Avenue
D/E DRAINAGE EASEMENT	Bldv. Boulevard
N North	POB Point of Beginning
E East	w/ With
S South	& And
LNA LIMITS OF NO ACCESS	FPK FOUND PK NAIL
	C/A COMMON AREA

- NOTES:
- ALL PUBLIC & PRIVATE ROADS TO BE BUILT PER OKLAHOMA CITY DETAILS AND SPECIFICATIONS.
 - THERE IS AN EXISTING 8" SEWER MAIN (SD-2163) TO THE EAST OF THE PROPERTY THAT WE ARE EXTENDING INTO THE PROPERTY.
 - THERE IS AN EXISTING 12" WATER MAIN (WA-0985) SOUTH OF OUR PROPERTY THAT WE ARE EXTENDING INTO THE PROPERTY.
 - FIRE HYDRANTS WILL BE INSTALLED TO SERVE AS FIRE PROTECTION FOR THE PROPOSED HOME OWNERS.
 - MAINTENANCE OF THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
 - A 4' SIDEWALK SHALL BE CONSTRUCTED ON ALL INTERIOR LOTS (BLOCK 4). 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.
 - A 4' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL COMMON AREA'S WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THIS SIDEWALK WILL BE INSTALLED BY THE DEVELOPER.
 - A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG NW 150TH STREET. THIS SIDEWALK WILL BE INSTALLED BY THE DEVELOPER.

LINE TABLE			CURVE TABLE					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Cord Bearing	Cord Length
L1	177.82	N00° 17' 29"W	C1	53.59	137.00	022°24'42"	N10° 54' 52"E	53.25
L2	198.28	S00° 17' 29"E	C2	16.23	137.00	006°47'21"	S03° 41' 10"E	16.22
L3	29.31	S07° 04' 50"E	C3	127.65	300.00	024°22'49"	S05° 59' 49"W	126.69
L4	63.02	N27° 51' 00"E	C4	7.13	150.00	002°43'29"	N88° 55' 13"W	7.13
L5	42.28	S06° 24' 16"E	C5	105.90	315.00	019°15'47"	S03° 26' 18"W	105.41
L6	82.50	S18° 11' 13"W	C6	88.96	235.00	021°41'19"	S02° 13' 32"W	88.43
L7	17.22	N87° 33' 28"W	C7	171.63	100.00	098°20'10"	S40° 32' 58"W	151.33
L8	139.95	S89° 43' 03"W	C8	132.66	200.00	038°00'17"	S19° 07' 24"E	130.24
L9	166.06	S06° 11' 35"E	C9	189.44	110.00	098°40'34"	N40° 56' 40"W	166.88
L10	51.97	S13° 04' 11"W	C10	38.13	250.00	008°44'20"	N04° 01' 27"E	38.09
L11	175.79	S08° 37' 07"E	C11	169.39	175.00	055°27'32"	N27° 23' 03"E	162.85
L12	25.55	S38° 07' 33"E	C12	87.64	175.00	028°41'35"	N69° 27' 37"E	86.73
L13	15.43	S00° 07' 16"E						
L14	156.18	S89° 43' 03"W						
L15	146.15	N08° 23' 37"E						
L16	53.21	N00° 20' 43"W						
L17	161.43	N55° 06' 49"E						
L18	36.29	N83° 48' 25"E						

DEVELOPER
 BELLAROSE DEVELOPEMENT, LLC
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