FINAL PLAT

ASHTON GROVE ADDITION, SECTION 4

A PLANNED UNIT DEVELOPMENT

A REPLAT OF LOT 1, BLOCK 2 & LOTS 1 & 2, BLOCK 3 OF ASHTON GROVE ADDITION SECTION 3
AND A PART OF THE S.W. 1/4, SECTION 15, T9N, R3W I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (SW ¼) of Section Fifteen (15), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast corner of said SW¼; THENCE South 00°28'10" East along the East line of said SW ¼ a distance of 5.17 feet to the Northeast corner of Lot 2, Block 1 of the first final plat of ASHTON GROVE ADDITION, SECTION 3 as filed in Book 25 of Plats, Page 90; THENCE North 89°43'47" West along the North line of said first final plat a distance of 134.79 feet; THENCE South 89°47'54" West along the North line of said final plat a distance of 228.15 feet to the POINT OF BEGINNING;

THENCE along the boundary of said final plat the following six (6) courses:

1) South 00°44'59" East a distance of 160.32 feet;
2) South 09°02'31" East a distance of 54.00 feet;
3) North 80°57'29" East a distance of 4.49 feet to a point of curvature;
4) Around a curve to the right having a radius of 175.00 feet (said curve subtended by a chord which bears South 46°37'50" East, a distance of 227.71 feet) and an arc length of 256.77 feet;

THENCE South 05°41'00" West a distance of 85.53 feet; THENCE South 69°41'36" West a distance of 35.92 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 175.00 feet (said curve subtended by a chord which bears South 88°12'34" West, a distance of 128.04 feet) with an arc length of 130.44 feet; THENCE South 07°16'43" East a distance of 50.01 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 125.00 feet (said curve subtended by a chord which bears North 56°16'15" East a distance of 178.71 feet) with an arc length of 118.84 feet; THENCE South 62°15'51" East a distance of 34.74 feet; THENCE South 05°43'08" West a distance of 104.07 feet to a point of curvature; THENCE around a curve to the left having a radius of 275.00 feet (said curve subtended by a chord which bears South 01°30'21" West a distance of 44.87 feet) with an arc length of 44.92 feet;

THENCE South 84°16'08" West a distance of 229.22 feet to the Northeast corner of Lot 2, Block 2 of said first plat of ASHTON GROVE ADDITION SECTION 3;

THENCE along boundary of said final plat the following three (3) courses:

1) South 21°11'44" East a distance of 105.93 feet;
2) South 15°03'50" East a distance of 106.17 feet;
3) South 01°21'47" East a distance of 65.24 feet to the Northeast corner of Lot 5, Block 3 of the first final plat of ASHTON GROVE ADDITION SECTION 3 as filed in Book 25 of Plats Page 110-111;

THENCE along the boundary of said final plat the following eighteen (18) courses:

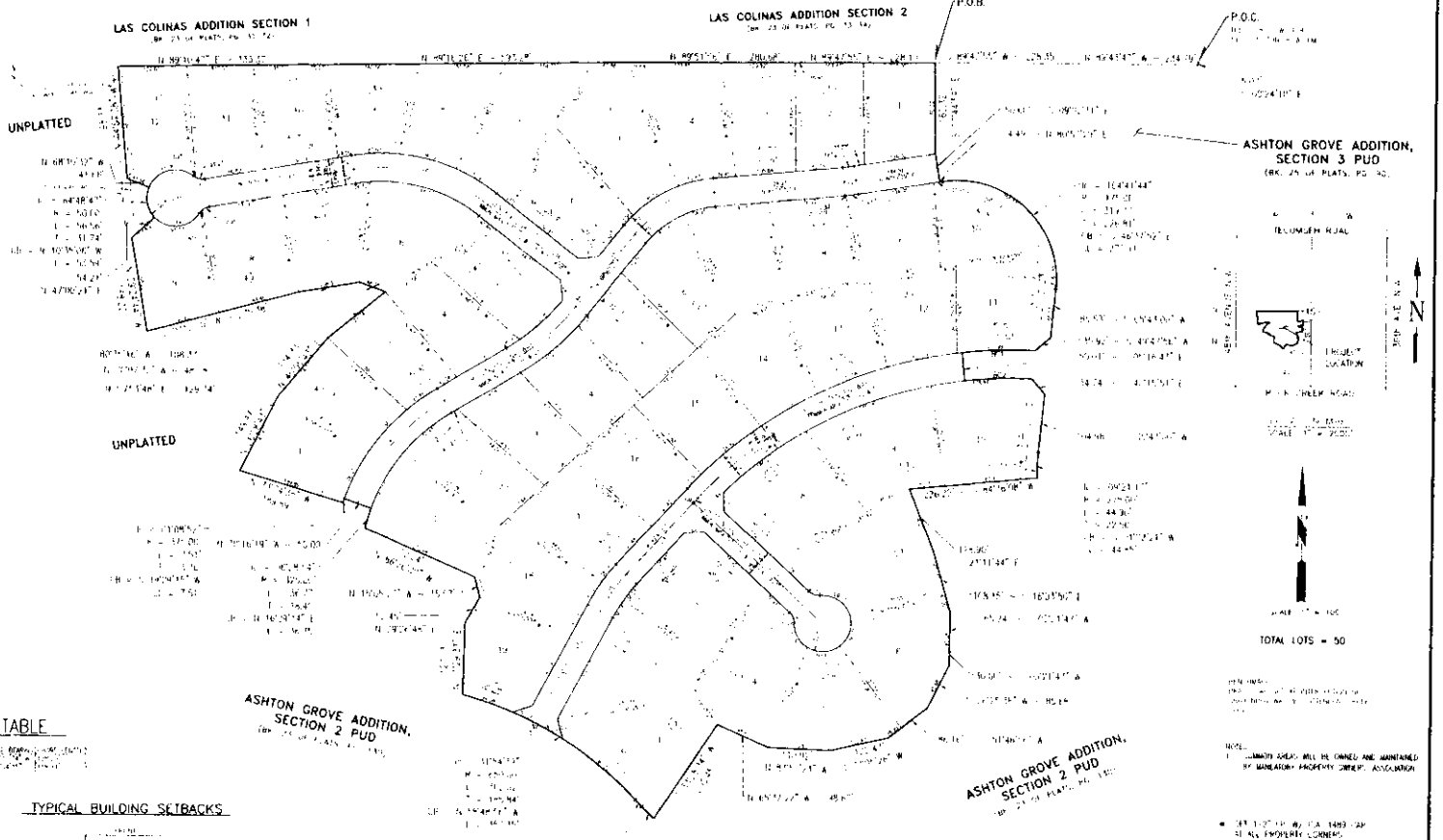
1) South 00°21'47" West (South 00°22'38" East, recorded) a distance of 30.00 feet;
2) South 29°25'38" West (South 28°26'37" West, recorded) a distance of 95.66 feet;
3) South 54°46'56" West (South 53°47'45" West, recorded) a distance of 86.96 feet;
4) South 77°06'26" West (South 77°06'15" West, recorded) a distance of 162.47 feet;
5) North 87°50'21" West (North 87°49'34" West, recorded) a distance of 110.82 feet;
6) North 65°32'22" West (North 65°31'33" West, recorded) a distance of 68.67 feet;
7) South 33°28'36" West (South 33°29'23" West, recorded) a distance of 202.45 feet to a point on a non-tangent curve;
8) Around a curve to the right having a radius of 150.00 feet (said curve subtended by a chord which bears North 46°08'22" West (North 46°08'33" West, recorded), a distance of 179.78 feet) and an arc length of 191.71 feet;
9) North 42°52'24" West (North 42°51'15" West, recorded) a distance of 16.46 feet to a point of curvature;
10) Around a curve to the left having a radius of 650.00 feet (said curve subtended by a chord which bears North 58°19'45" West (North 58°18'56" West, recorded), a distance of 357.35 feet) and an arc length of 362.43 feet;
11) North 01°18'53" East (North 01°30'22" East, recorded) a distance of 11.73 feet;
12) North 29°26'46" East (North 28°27'37" East, recorded) a distance of 54.45 feet;
13) North 15°05'27" East (North 15°04'48" East, recorded) a distance of 79.57 feet;
14) North 66°28'00" West (North 66°29'11" West, recorded) a distance of 212.64 feet to a point on a non-tangent curve;
15) Around a curve to the right having a radius of 263.00 feet (said curve subtended by a chord which bears North 58°28'14" East (North 58°30'02" East, recorded) a distance of 36.75 feet) with an arc length of 36.77 feet;
16) North 70°16'19" West (North 70°15'30" West, recorded) a distance of 50.00 feet to a point on a non-tangent curve;
17) Around a curve to the left having a radius of 375.00 feet (said curve subtended by a chord which bears South 64°09'15" West (South 64°10'03" West, recorded), a distance of 7.51 feet) with an arc length of 7.51 feet;
18) North 75°34'25" West (North 75°33'46" West, recorded), a distance of 189.86 feet;

THENCE North 18°28'43" East a distance of 144.67 feet; THENCE North 47°05'43" East a distance of 434.11 feet; THENCE North 50°53'48" East a distance of 129.74 feet; THENCE North 70°07'37" West a distance of 147.06 feet; THENCE South 80°30'16" West a distance of 108.53 feet; THENCE South 75°12'00" West a distance of 225.04 feet; THENCE North 59°21'44" West a distance of 168.72 feet; THENCE North 47°00'21" East a distance of 54.74 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 50.00 feet (said curve subtended by a chord which bears North 89°39'06" West, a distance of 53.59 feet) and an arc length of 56.56 feet; THENCE North 58°00'10" West a distance of 61.99 feet; THENCE North 04°57'38" West a distance of 158.33 feet to a point on the South boundary line of the first final plat of said LAS COLINAS ADDITION SECTION 1 as filed in Book 23 of Plats Page 31-32; THENCE along said South boundary line the following three (3) courses:

1) North 89°30'43" East (North 89°53'06" East, recorded) a distance of 333.31 feet;
2) North 89°16'26" East (North 89°36'49" East, recorded) a distance of 593.08 feet;
3) North 89°31'06" East (South 89°25'46" East, recorded) a distance of 93.68 feet to the southwest corner of the first final plat of LAS COLINAS ADDITION SECTION 2 as filed in Book 23 of Plats Page 37-38, and continuing along said South boundary line a distance of 180.00 feet (180.00 feet, recorded) for a total distance of 1,367.68 feet;

THENCE North 00°47'52" East (South 89°29'48" East, recorded) along South line of said final plat a distance of 129.13 feet to the POINT OF BEGINNING.

Said tract contains 13.15 acres more or less.



BOUNDARY CURVE TABLE

CURVE TABLE

LINE TABLE

TYPICAL BUILDING SETBACKS

STORM DRAINAGE DETENTION FACILITY EASEMENT

NOTE:
1. ... AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS ASSOCIATION.

= ... (AS PER ... BY OCA 1483) SET ALL PROPERTY CORNERS.

D.E. = DRAINAGE EASEMENT
P.E.E. = PEDESTRIAN EASEMENT
L.N.A. = LIMIT OF NO ACCESS
U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
[illegible] = ADDRESS

Date ...

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PH: (405)232-7715
Oklahoma CA#464 Exp. 6-30-20...

ASHTON GROVE ADDITION, SECTION 4
A PLANNED UNIT DEVELOPMENT
FINAL PLAT - SHEET 1 OF 1