FINAL PLAT

BEING A PART OF THE NE/4, SEC. 22, T14N, R2W. I.M.



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

OTHERWISE NOTED O DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS

DENOTES FND. #3 BAR w/CAP

STAMPED "J&A 1484" UNLESS

N89°18'10"E

NE COR, NE/4 —

SEC. 22, T14N, R2W, I.M.

COVELL RD. 2361.66'

✓ S00°41'50"E 17.86'

N89°11'59"E 230.07' COMMON AREA 'D' & D/E

154.39' P.S.P.U.E.

S89°42'09"W 490.00'

50.01'

176.37'

J&A SHINER" UNLESS

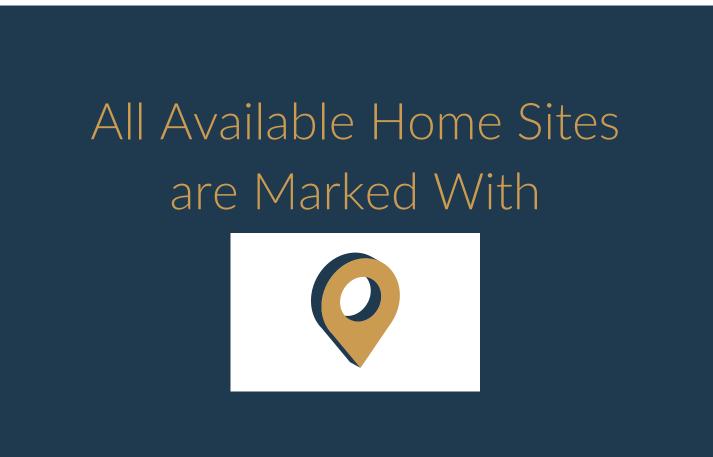
OTHERWISE NOTED △ DENOTES SET CST NAIL IN "1484 OTHERWISE NOTED

LEGEND:

P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING C.A. = COMMON AREA NR = NOT RADIAL B/L = BUILDING LIMIT LINE U/E = PUBLIC UTILITY EASEMENT D/E = PRIVATE DRAINAGE EASEMENT D & U/E = PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT

P.S.P.U.E. = PRIVATE STREET & PUBLIC UTILITY EASEMENT

	Line Table						
Line #	Length	Direction					
L1	33.99'	S11°21'01"W					
L2	28.10'	S81°12'44"E					
L3	40.48'	S84°19'44"E					
L4	23.41'	N83°39'41"E					
L5	35.36'	N44°18'10"E					
L6	35.36'	N45°41'50"W					
L7	35.36'	N45°41'50"W					
L8	35.36'	S44°18'10"W					
L9	36.80'	S40°25'57"E					
L10	36.60'	N54°16'54"E					
L11	35.36'	N44°42'09"E					
L12	35.36'	N45°17'51"W					
L13	35.36'	S45°17'51"E					
L14	35.36'	N44°42'09"E					
L15	37.17'	S48°19'05"E					
L16	33.44'	S41°40'55"W					
L17	35.81'	S38°22'41"E					
L18	33.60'	N47°31'08"E					



Curve Table							
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta	
C1	191.69'	540.00'	96.86'	190.68'	S09°28'20"W	020°20'19"	
C2	163.29'	460.00'	82.51'	162.43'	S09°28'20"W	020°20'19"	
C3	191.69'	540.00'	96.86'	190.68'	N09°28'20"E	020°20'19"	
C4	163.29'	460.00'	82.51'	162.43'	N09°28'20"E	020°20'19"	
C5	177.49'	500.00'	89.69'	176.56'	N09°28'20"E	020°20'19"	
C6	177.49'	500.00'	89.69'	176.56'	S09°28'20"W	020°20'19"	
C7	63.08'	300.00'	31.66'	62.96'	N05°19'36"E	012°02'51"	
C8	101.65'	500.00'	51.00'	101.47'	S05°31'35"W	011°38'52"	
С9	274.89'	175.00'	175.00'	247.49'	N45°41'50"W	090°00'00"	
C10	33.34'	300.00'	16.69'	33.33'	N02°29'13"E	006°22'06"	
C11	83.84'	400.00'	42.08'	83.69'	S00°20'01"E	012°00'35"	
C12	146.00'	700.00'	73.27'	145.74'	N00°21'48"W	011°57'02"	
C13	49.66'	300.00'	24.89'	49.61'	S85°57'17"E	009°29'06"	
C14	33.34'	300.00'	16.69'	33.33'	N87°30'47"W	006°22'06"	
C15	10.54'	100.00'	5.28'	10.54'	N86°40'55"E	006°02'28"	

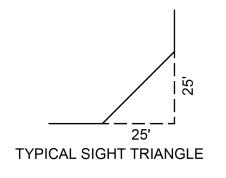
NOTES:

- 1. All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within THE PRESERVE AT COVELL PHASE 1.
- 2. Maintenance of all common areas and drainage easements within THE PRESERVE AT COVELL PHASE 1 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.
- 3. All streets are private and shall be maintained by the Property Owners Association.

******* 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



THE PRESERVE AT COVELL PHASE 1



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: 06-30-2021 • SURVEYORS • PLANNERS

P.O.C.

N89°18'10"E

214.50'

N89°11'59"E

COMMON AREA 'A' 0.52 AC.

COMMON AREA 'B'

OXNARD ST.

NW COR, NE/4

1/4 SECTION LINE -

FND #3 BAR w/ LS 153 CAP

SEC. 22, T14N, R2W, I.M.