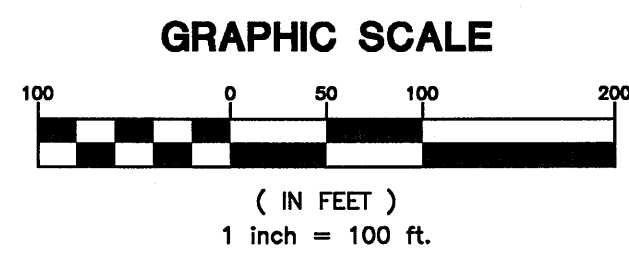


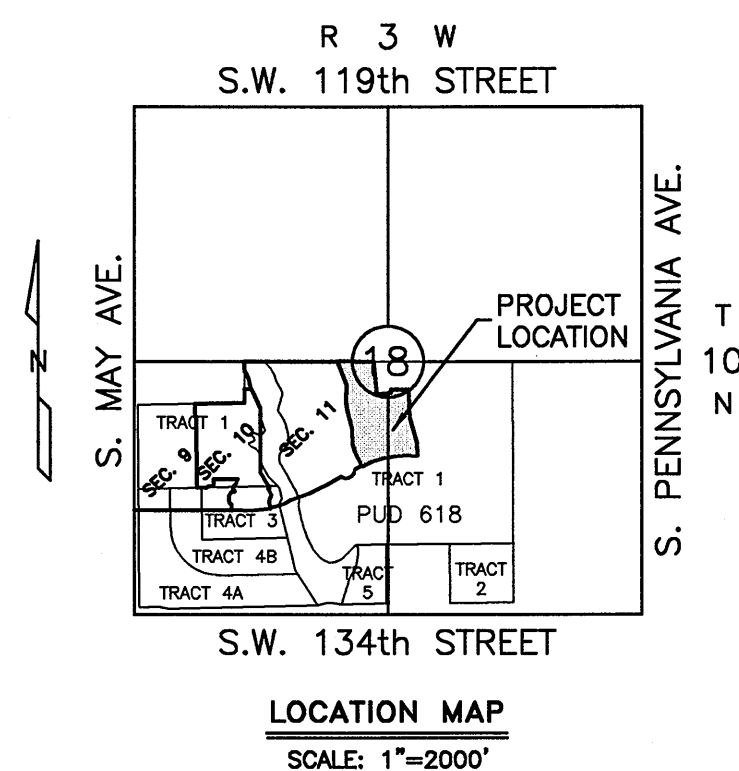
FINAL PLAT
of
Rivendell

SECTION 12

BEING A PART OF THE SW/4 & THE SE/4, SECTION 18, T10N, R3W OF THE I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



BASIS OF BEARING:
THE WEST LINE OF THE SW/4 SECTION 18
HAVING A BEARING OF N00°09'07"W



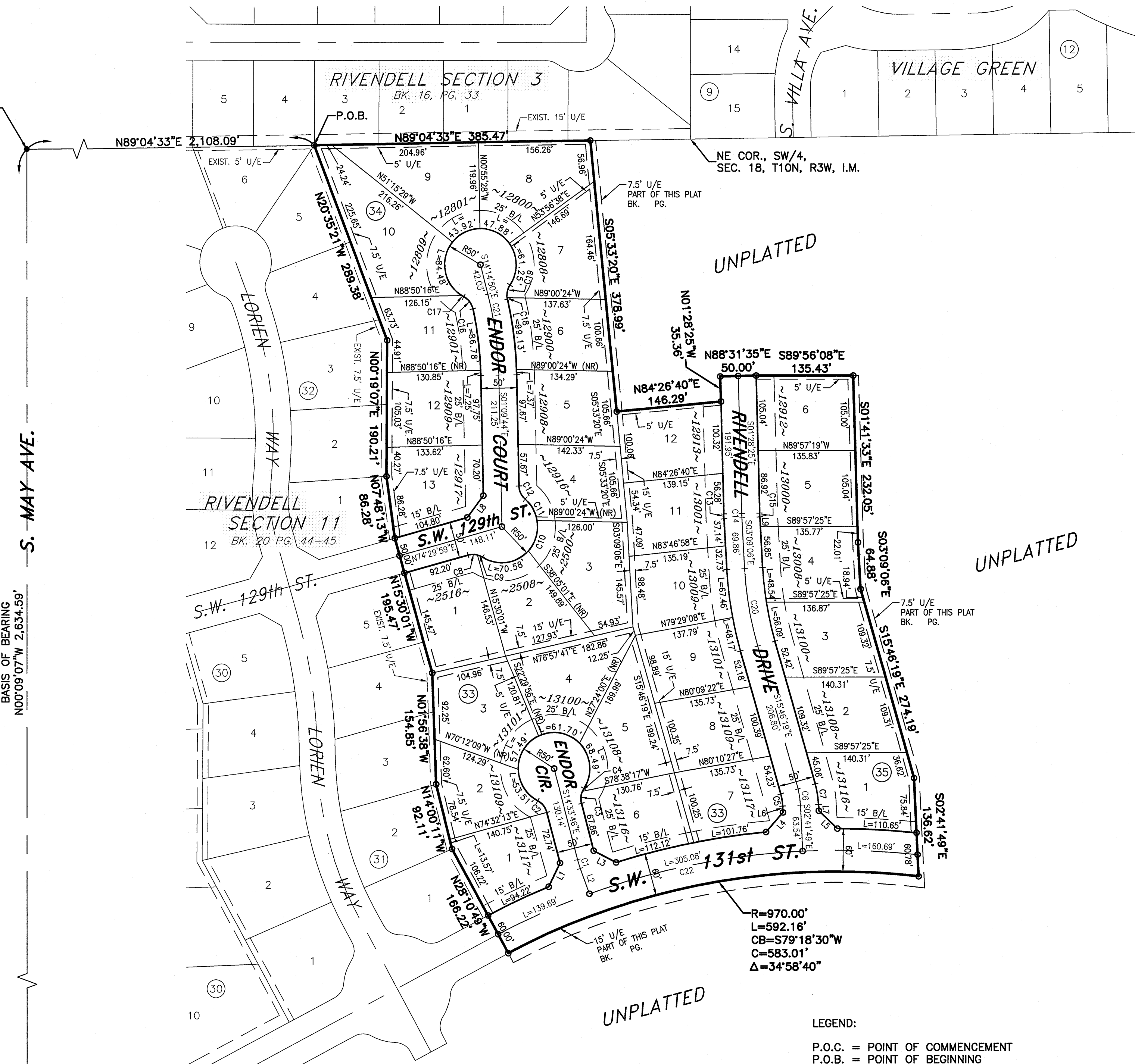
***** NOTE *****
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA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

NOTES:

- A mandatory Property Owners Association is required.
- All islands/medians within street rights-of-way and all common areas shall be maintained by the property owners within the Rivendell Additions.
- A sidewalk shall be required on each lot where it abuts 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 Oklahoma City.
- Maintenance of the common areas 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.
- Class "C" or better roofing materials are required on all structures.
- Two 1½-inch caliper trees or one 3-inch caliper tree will be planted in the front yard of each lot that is built with a front-facing garage that lies forward of the main wall of the house.

- 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

SW COR., SW/4,
SEC. 18, T10N, R3W, I.M.
FND RR SPIKE

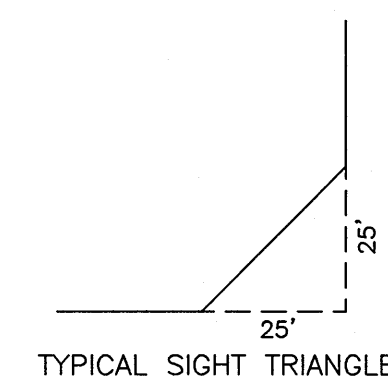


LINE TABLE		
LINE	LENGTH	BEARING
L1	36.72'	N25°01'11"E
L2	37.84'	S19°30'10"E
L3	35.08'	S62°37'28"E
L4	35.99'	S41°15'36"W
L5	35.99'	S46°39'14"E
L6	8.84'	S02°41'49"E
L7	8.84'	S02°41'49"E
L8	37.73'	S36°40'07"W
L9	13.01'	S03°09'06"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD DIRECTION	DELTA
C1	12.93'	150.00'	6.47'	12.93'	S17°01'58"E	4°56'24"
C2	21.03'	25.00'	11.18'	20.41'	N38°39'27"W	48°11'23"
C3	16.88'	25.00'	8.78'	16.56'	S04°47'01"W	38°41'34"
C4	4.14'	25.00'	2.08'	4.14'	S28°52'42"W	9°29'49"
C5	17.12'	75.00'	8.59'	17.08'	N09°14'04"W	13°04'30"
C6	22.82'	100.00'	11.46'	22.77'	N09°14'04"W	13°04'30"
C7	28.53'	125.00'	14.32'	28.46'	N09°14'04"W	13°04'30"
C8	13.28'	25.00'	6.80'	13.12'	S89°42'49"W	30°25'39"
C9	7.75'	25.00'	3.91'	7.72'	N66°11'30"W	17°45'44"
C10	45.14'	50.00'	24.24'	43.62'	N15°56'30"E	51°43'40"
C11	34.41'	50.00'	17.92'	33.73'	N29°38'14"W	39°25'47"
C12	21.03'	25.00'	11.18'	20.41'	S25°15'26"E	48°11'23"
C13	6.59'	225.00'	3.30'	6.59'	S02°18'46"E	1°40'42"
C14	5.86'	200.00'	2.93'	5.86'	S02°18'46"E	1°40'42"
C15	5.13'	175.00'	2.56'	5.13'	S02°18'46"E	1°40'42"
C16	21.69'	25.00'	11.58'	21.02'	N37°21'51"W	49°43'06"
C17	3.63'	50.00'	1.81'	3.62'	S60°08'46"E	4°09'16"
C18	2.11'	25.00'	1.06'	2.11'	S10°21'56"E	4°50'25"
C19	18.36'	25.00'	9.61'	17.95'	S13°05'24"W	42°04'15"
C20	110.13'	500.00'	55.29'	109.91'	N09°27'43"W	12°37'13"
C21	114.19'	500.00'	57.34'	113.94'	N07°42'17"W	13°05'06"
C22	605.46'	1000.00'	312.33'	596.26'	N79°09'53"E	34°41'25"

LEGEND:

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



FINAL PLAT
of
Rivendell
SECTION 12

Johnson & Associates, Inc.
100 E. California Ave. - Third Floor
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8076
Certificate of Authorization #1484 Exp. Date: 06-30-2009
• ENGINEERS • SURVEYORS • PLANNERS •