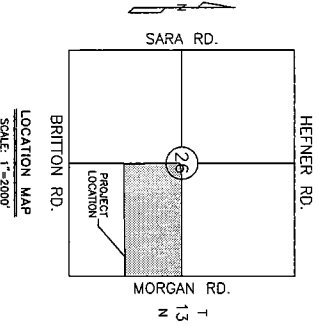
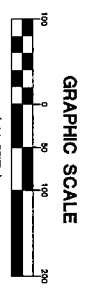


1. MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
2. MAINTENANCE OF COMMON AREAS AND/OR PRIVATE DRAINAGE EXEMPTIONS, ISLANDS AND OTHER FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. THE MAINTENANCE OF COMMON AREAS AND/OR PRIVATE DRAINAGE EXEMPTIONS, ISLANDS AND OTHER FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. THE MAINTENANCE OF COMMON AREAS AND/OR PRIVATE DRAINAGE EXEMPTIONS, ISLANDS AND OTHER FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. THE MAINTENANCE OF COMMON AREAS AND/OR PRIVATE DRAINAGE EXEMPTIONS, ISLANDS AND OTHER FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
3. SIDEWALKS ON EACH LOT ALONG LOCAL AND COLLECTOR STREETS ARE REQUIRED AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. SIDEWALKS ON EACH LOT ALONG LOCAL AND COLLECTOR STREETS ARE REQUIRED AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. SIDEWALKS ON EACH LOT ALONG LOCAL AND COLLECTOR STREETS ARE REQUIRED AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS.
4. PASSIVE RECREATIONAL AMENITIES THAT DO NOT IMPEDRE DRAINAGE FLOW WILL BE REQUIRED IN THE COMMON AREAS. THESE AMENITIES ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS.
5. CLASS "C" ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.
6. ALL ELEMENTS SHOWN OUTSIDE OF THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS INDICATED OTHERWISE BY SEPARATE INSTRUMENT.
7. GARAGES DESIGNED SUCH THAT THE FRONT DOOR EXTENDS BEYOND THE FRONT WALL OF THE DWELLING, SHALL BE SCREENED BY ONE 3-INCH CALIBER DECIDUOUS TREE OR TWO 1 1/2-INCH CALIBER TREES IN THE FRONT YARD.
8. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, DEVELOPER SHALL INSTALL AERIAL, LANDSCAPING AND IRRIGATION FACILITIES IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN SUBMITTED WITH FINAL PLAT.
9. AN APPROVED SEPTIC TANK SYSTEM OR AEROBIC SYSTEM SHALL BE REQUIRED FOR EACH LOT. PUBLIC SANITARY SEWER WILL NOT BE PROVIDED.

BEING THE N/2 OF THE SE/4, SECTION 26, T13N, R5W, I.M.  
AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

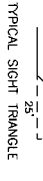
# FINAL PLAT

of  
**VALDERA**



**\*\*\*\*\* NOTE \*\*\*\*\***  
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR PROFESSIONAL SURVEYING AND LAND SURVEYING AS SET FORTH 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 41-109 OF THE OKLAHOMA STATE STATUTES.

• DENOTES FIN. #3 BAR W/CAP  
STAMPED "J&A 1484" UNLESS OTHERWISE NOTED  
○ DENOTES SET #3 BAR W/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED



NE COR. SE 1/4, SEC. 26,  
T13N, R5W, I.M.

LINE	LENGTH	BEARING
L1	39.23	N70°08'11"E
L2	29.13	N01°08'20"W
L3	28.44	S34°25'16"E
L4	70.52	N63°39'09"E
L5	35.78	N44°03'37"E
L6	36.60	N28°53'07"E
L7	35.36	N43°25'45"E
L8	35.36	N43°25'45"E
L9	35.36	N43°25'45"E
L10	35.36	N43°25'45"E
L11	41.11	S72°26'42"E
L12	35.36	N43°25'45"E
L13	35.36	N43°25'45"E
L14	16.24	N89°08'24"W
L15	35.36	N43°25'45"E
L16	35.36	N43°25'45"E
L17	35.36	N43°25'45"E
L18	35.36	N43°25'45"E
L19	41.11	S72°26'42"E
L20	35.36	N43°25'45"E
L21	35.36	N43°25'45"E
L22	35.36	N43°25'45"E
L23	35.36	N43°25'45"E
L24	35.36	N43°25'45"E
L25	35.36	N43°25'45"E
L26	35.36	N43°25'45"E
L27	35.36	N43°25'45"E
L28	35.36	N43°25'45"E
L29	35.36	N43°25'45"E
L30	35.36	N43°25'45"E
L31	35.36	N43°25'45"E
L32	35.36	N43°25'45"E
L33	35.36	N43°25'45"E
L34	35.36	N43°25'45"E
L35	35.36	N43°25'45"E
L36	2.49	N34°12'44"E
L37	2.49	N67°08'55"E
L38	20.35	N89°08'24"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD LENGTH	DELTA
C1	34.45	100.00	17.40	34.28	19.4418°
C2	34.45	100.00	17.40	34.28	19.4418°
C3	29.24	100.00	14.72	29.13	16.4504°
C4	21.03	25.00	11.18	20.41	48.1123°
C5	60.21	50.00	34.36	56.63	68.5927°
C6	47.62	50.00	25.79	45.84	54.3404°
C7	54.82	50.00	30.53	52.12	62.4915°
C8	21.03	25.00	11.18	20.41	48.1123°
C9	34.45	100.00	17.40	34.28	19.4418°
C10	21.03	25.00	11.18	20.41	48.1123°
C11	62.92	50.00	36.39	58.85	72.0552°
C12	59.16	50.00	33.59	55.77	67.4713°
C13	40.57	50.00	21.48	39.47	58.3508°
C14	21.03	25.00	11.18	20.41	48.1123°
C15	21.03	25.00	11.18	20.41	48.1123°
C16	39.93	50.00	21.10	38.88	56.4974°
C17	40.72	50.00	21.57	39.61	56.7531°
C18	39.48	50.00	20.83	38.46	52.20021°
C19	42.73	50.00	22.77	41.44	52.50554°
C20	49.00	50.00	27.25	47.86	57.81032°
C21	28.41	50.00	14.60	28.03	32.3335°
C22	21.03	25.00	11.18	20.41	48.1123°
C23	21.03	25.00	11.18	20.41	48.1123°
C24	6.32	50.00	3.16	6.31	88.54404°
C25	6.32	50.00	3.16	6.31	88.54404°
C26	6.32	50.00	3.16	6.31	88.54404°
C27	46.43	50.00	25.04	44.78	57.94117°
C28	46.43	50.00	25.04	44.78	57.94117°
C29	42.82	50.00	22.82	41.52	56.44559°
C30	21.03	25.00	11.18	20.41	48.1123°
C31	21.03	25.00	11.18	20.41	48.1123°
C32	70.11	50.00	42.21	64.51	74.4123°
C33	30.86	50.00	15.92	30.37	50.33505°
C34	39.88	50.00	20.97	37.26	50.33505°
C35	51.03	50.00	28.39	49.34	58.31096°
C36	50.43	50.00	27.69	48.72	58.31096°
C37	21.03	25.00	11.18	20.41	48.1123°
C38	21.03	25.00	11.18	20.41	48.1123°
C39	42.05	50.00	22.36	40.82	56.70238°
C40	61.91	50.00	35.63	58.03	65.33181°
C41	53.99	50.00	29.96	51.40	61.00358°
C42	36.96	26.00	22.55	33.94	50.35657°
C43	21.03	25.00	11.18	20.41	48.1123°
C44	80.68	50.00	52.19	72.21	81.33422°
C45	45.37	50.00	24.38	43.83	52.94140°
C46	59.80	50.00	30.89	52.96	56.93609°
C47	59.80	50.00	30.89	52.96	56.93609°
C48	21.03	25.00	11.18	20.41	48.1123°
C49	157.25	200.00	82.94	153.23	52.93946°
C50	157.08	200.00	82.94	153.23	52.93946°
C51	468.29	400.00	263.71	440.33	53.21524°
C52	98.99	100.00	53.98	94.65	56.24648°
C53	636.63	500.00	369.82	594.63	53.52705°
C54	509.89	500.00	279.61	498.08	53.07470°
C55	105.33	200.00	53.92	104.12	57.25454°
C56	54.35	100.00	27.96	53.68	51.42550°
C57	55.10	100.00	28.27	54.41	51.42550°
C58	30.86	100.00	15.61	30.84	48.04140°
C59	58.33	150.00	29.54	57.96	52.71720°
C60	58.33	150.00	29.54	57.96	52.71720°

- LEGEND:
- POINT OF COMMENCEMENT
  - P.O.B.
  - COMMON AREA
  - BUILDING LINE
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - LIMITS OF NO ACCESS
  - NOT PROBAB.

**VALDERA**

FINAL PLAT

of  
**VALDERA**

Johnson & Associates, Inc.  
100 E. California Ave., Third Floor  
Oklahoma City, OK 73104  
(405) 233-8811 Fax: (405) 233-8811  
Certified Professional Surveyors - PLANNERS - ENGINEERS - SURVEYORS - PLANNERS

**NOTES:**

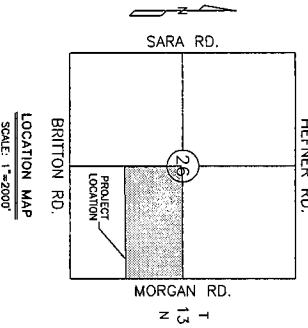
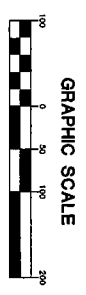
1. MAINTENANCE OF COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS, ISLANDS AND MEDIAN IN STREET RIGHTS OF WAY AND ARTERIAL STREET RIGHTS OF WAY FOR LANDSCAPING IN THE NEIGHBORHOOD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. IN THE NEIGHBORHOOD STORES OF LANDSCAPING SHALL BE PLACED WITHIN THE DRAINAGE-RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN. CERTAIN MAINTENANCE SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PERS, AND DOCKS SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
2. SIDEWALKS ON EACH LOT ALONG LOCAL AND COLLECTOR STREETS ARE REQUIRED AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. SIDEWALKS ALONG AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. SIDEWALKS ALONG AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. SIDEWALKS ALONG AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
3. CLASS "C" ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.
4. ALL EASEMENTS SHOWN OUTSIDE OF THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS LABELED AS GIVEN BY SEPARATE INSTRUMENT.
5. 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 1 1/2-INCH CALIPER TREES IN THE FRONT YARD.
6. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, DEVELOPER SHALL INSTALL ARTERIAL LANDSCAPING AND IRRIGATION FACILITIES IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN SUBMITTED WITH FINAL PLAN.
7. AN APPROVED SEPTIC TANK SYSTEM OR AEROBIC SYSTEM SHALL BE REQUIRED FOR EACH LOT. PUBLIC SANITARY SEWER WILL NOT BE PROVIDED.

**FINAL PLAT**

of

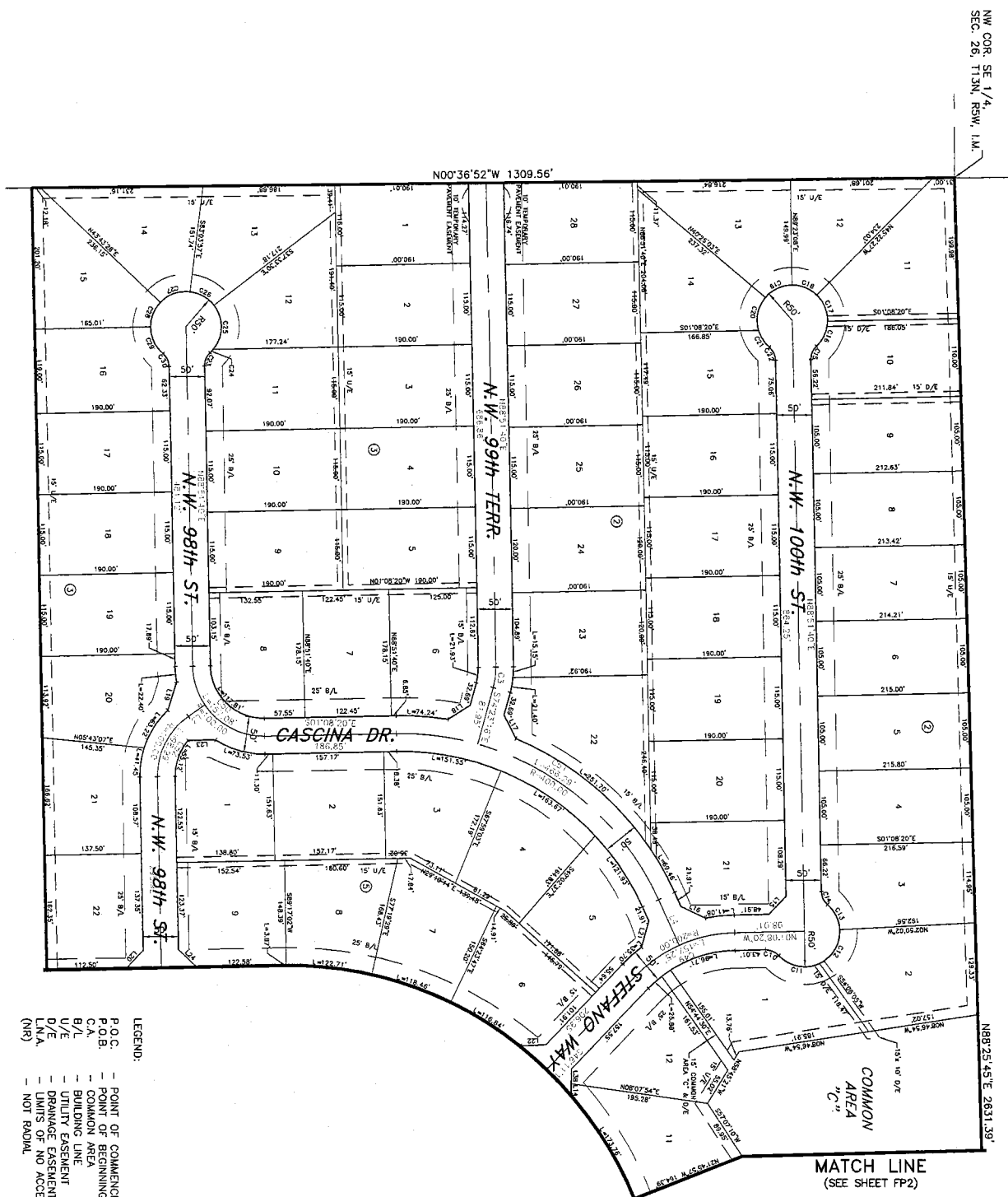
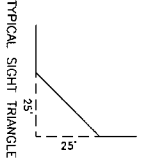
**VALDERA**

AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA  
BEING THE N/2 OF THE SE/4, SECTION 26, T13N, R5W, I.M.



**\*\*\*\*\* NOTE \*\*\*\*\***  
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING 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

- DENOTES PND #3 BAR W/CAP STAMPED "AKA 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR W/CAP STAMPED "AKA 1484" UNLESS OTHERWISE NOTED



- LEGEND:**
- POINT OF COMMENCEMENT
  - POINT OF BEGINNING
  - BUILDING LINE
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - LIMITS OF NO ACCESS
  - NOT RADIAL

LINE	LENGTH	BEARING
L1	39.23'	N70°05'11"E
L2	29.13'	N01°08'20"W
L3	28.44'	S34°25'16"E
L4	70.52'	N65°39'09"E
L5	35.78'	N44°07'37"E
L6	36.60'	N43°25'45"E
L7	35.32'	S49°24'15"E
L8	35.32'	N73°00'00"E
L9	35.35'	N43°25'45"E
L10	35.35'	S43°52'23"E
L11	34.92'	S15°00'00"E
L12	35.36'	N44°59'29"E
L13	16.24'	N89°08'24"W
L14	35.36'	S46°08'20"E
L15	35.36'	N25°26'04"E
L16	36.88'	N63°08'28"E
L17	36.88'	S31°35'00"E
L18	41.11'	S72°26'47"E
L19	35.36'	S46°08'20"E
L20	38.18'	S74°07'47"E
L21	36.60'	S03°14'01"E
L22	38.78'	S00°50'27"E
L23	35.36'	N43°51'40"E
L24	33.93'	S01°04'33"W
L25	36.60'	S65°12'35"E
L26	33.93'	S15°00'00"E
L27	33.93'	N86°33'03"E
L28	35.36'	S46°08'20"E
L29	35.36'	N45°37'05"E
L30	35.36'	N43°51'40"E
L31	35.36'	N75°00'00"E
L32	28.77'	S55°02'40"E
L33	35.36'	N44°49'29"E
L34	35.36'	S45°10'31"E
L35	2.49'	N34°12'34"E
L36	20.05'	N66°09'55"E
L37		

CURVE	LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD DIRECTION	DELTA
C1	34.45'	100.00'	17.40'	34.28'	N79°57'20"E	18°44'18"
C2	34.45'	100.00'	17.40'	34.28'	S79°57'20"W	18°44'18"
C3	29.24'	100.00'	14.72'	29.13'	N62°45'48"W	18°43'04"
C4	21.03'	25.00'	11.18'	20.41'	N72°52'35"E	68°59'27"
C5	47.62'	50.00'	23.79'	45.64'	S40°20'59"W	62°34'04"
C6	54.62'	50.00'	27.31'	52.12'	S18°21'01"E	62°49'15"
C7	34.45'	100.00'	17.40'	34.28'	S79°57'20"W	18°44'18"
C8	21.03'	25.00'	11.18'	20.41'	N72°52'35"E	68°59'27"
C9	47.62'	50.00'	23.79'	45.64'	S40°20'59"W	62°34'04"
C10	54.62'	50.00'	27.31'	52.12'	S18°21'01"E	62°49'15"
C11	34.45'	100.00'	17.40'	34.28'	N79°57'20"E	18°44'18"
C12	34.45'	100.00'	17.40'	34.28'	S79°57'20"W	18°44'18"
C13	29.24'	100.00'	14.72'	29.13'	N62°45'48"W	18°43'04"
C14	21.03'	25.00'	11.18'	20.41'	N72°52'35"E	68°59'27"
C15	47.62'	50.00'	23.79'	45.64'	S40°20'59"W	62°34'04"
C16	54.62'	50.00'	27.31'	52.12'	S18°21'01"E	62°49'15"
C17	34.45'	100.00'	17.40'	34.28'	N79°57'20"E	18°44'18"
C18	34.45'	100.00'	17.40'	34.28'	S79°57'20"W	18°44'18"
C19	29.24'	100.00'	14.72'	29.13'	N62°45'48"W	18°43'04"
C20	21.03'	25.00'	11.18'	20.41'	N72°52'35"E	68°59'27"
C21	47.62'	50.00'	23.79'	45.64'	S40°20'59"W	62°34'04"
C22	54.62'	50.00'	27.31'	52.12'	S18°21'01"E	62°49'15"
C23	34.45'	100.00'	17.40'	34.28'	N79°57'20"E	18°44'18"
C24	34.45'	100.00'	17.40'	34.28'	S79°57'20"W	18°44'18"
C25	29.24'	100.00'	14.72'	29.13'	N62°45'48"W	18°43'04"
C26	21.03'	25.00'	11.18'	20.41'	N72°52'35"E	68°59'27"
C27	47.62'	50.00'	23.79'	45.64'	S40°20'59"W	62°34'04"
C28	54.62'	50.00'	27.31'	52.12'	S18°21'01"E	62°49'15"
C29	34.45'	100.00'	17.40'	34.28'	N79°57'20"E	18°44'18"
C30	34.45'	100.00'	17.40'	34.28'	S79°57'20"W	18°44'18"
C31	29.24'	100.00'	14.72'	29.13'	N62°45'48"W	18°43'04"
C32	21.03'	25.00'	11.18'	20.41'	N72°52'35"E	68°59'27"
C33	47.62'	50.00'	23.79'	45.64'	S40°20'59"W	62°34'04"
C34	54.62'	50.00'	27.31'	52.12'	S18°21'01"E	62°49'15"
C35	34.45'	100.00'	17.40'	34.28'	N79°57'20"E	18°44'18"
C36	34.45'	100.00'	17.40'	34.28'	S79°57'20"W	18°44'18"
C37	29.24'	100.00'	14.72'	29.13'	N62°45'48"W	18°43'04"
C38	21.03'	25.00'	11.18'	20.41'	N72°52'35"E	68°59'27"
C39	47.62'	50.00'	23.79'	45.64'	S40°20'59"W	62°34'04"
C40	54.62'	50.00'	27.31'	52.12'	S18°21'01"E	62°49'15"
C41	34.45'	100.00'	17.40'	34.28'	N79°57'20"E	18°44'18"
C42	34.45'	100.00'	17.40'	34.28'	S79°57'20"W	18°44'18"
C43	29.24'	100.00'	14.72'	29.13'	N62°45'48"W	18°43'04"
C44	21.03'	25.00'	11.18'	20.41'	N72°52'35"E	68°59'27"
C45	47.62'	50.00'	23.79'	45.64'	S40°20'59"W	62°34'04"
C46	54.62'	50.00'	27.31'	52.12'	S18°21'01"E	62°49'15"
C47	34.45'	100.00'	17.40'	34.28'	N79°57'20"E	18°44'18"
C48	34.45'	100.00'	17.40'	34.28'	S79°57'20"W	18°44'18"
C49	29.24'	100.00'	14.72'	29.13'	N62°45'48"W	18°43'04"
C50	21.03'	25.00'	11.18'	20.41'	N72°52'35"E	68°59'27"
C51	47.62'	50.00'	23.79'	45.64'	S40°20'59"W	62°34'04"
C52	54.62'	50.00'	27.31'	52.12'	S18°21'01"E	62°49'15"
C53	34.45'	100.00'	17.40'	34.28'	N79°57'20"E	18°44'18"
C54	34.45'	100.00'	17.40'	34.28'	S79°57'20"W	18°44'18"
C55	29.24'	100.00'	14.72'	29.13'	N62°45'48"W	18°43'04"
C56	21.03'	25.00'	11.18'	20.41'	N72°52'35"E	68°59'27"
C57	47.62'	50.00'	23.79'	45.64'	S40°20'59"W	62°34'04"
C58	54.62'	50.00'	27.31'	52.12'	S18°21'01"E	62°49'15"
C59	34.45'	100.00'	17.40'	34.28'	N79°57'20"E	18°44'18"
C60	34.45'	100.00'	17.40'	34.28'	S79°57'20"W	18°44'18"

**VALDERA**  
of  
**VALDERA**

Johnson & Associates, Inc.  
100 E. California Ave., Third Floor  
Oklahoma City, OK 73104  
(405) 233-8815 FAX (405) 233-8815  
Certification of Professional Status Exp. Date: 8-23-2008

ENGINEERS - SURVEYORS - PLANNERS