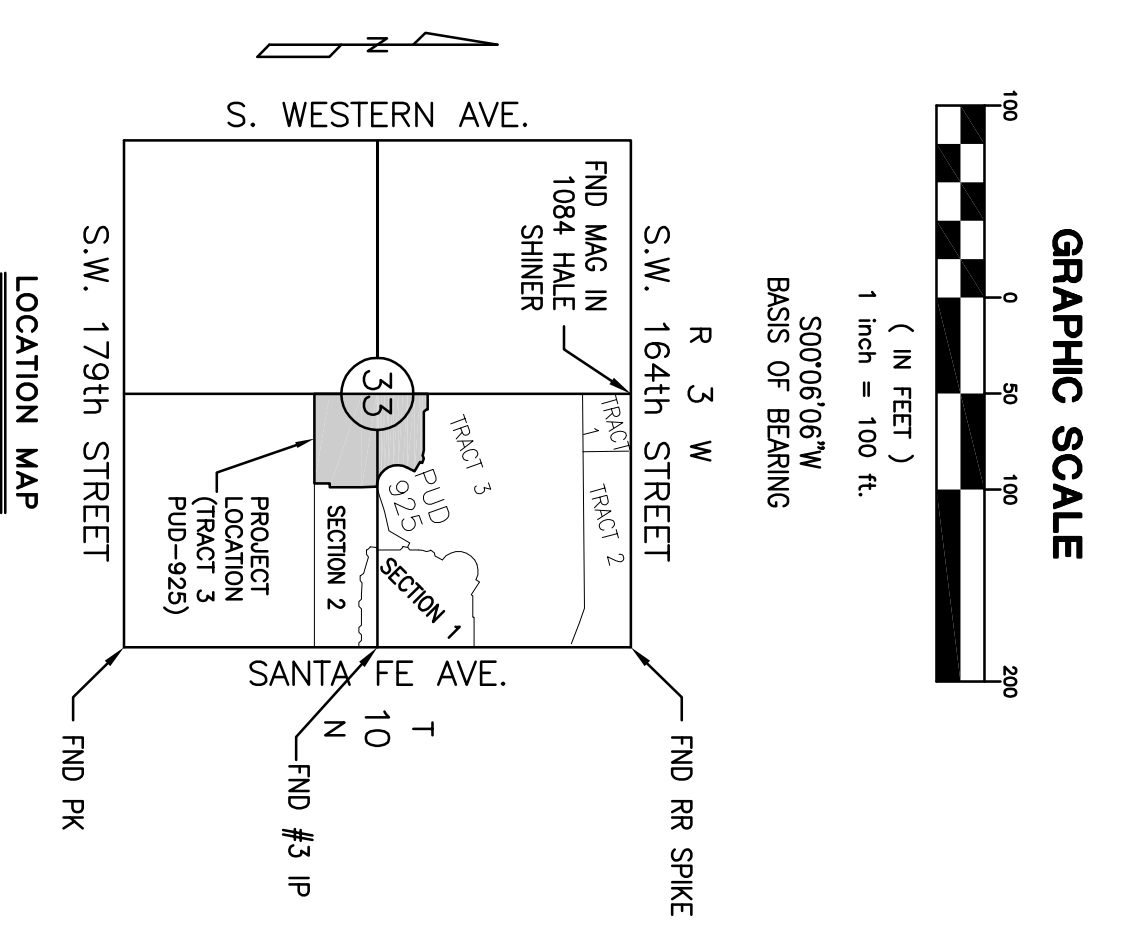
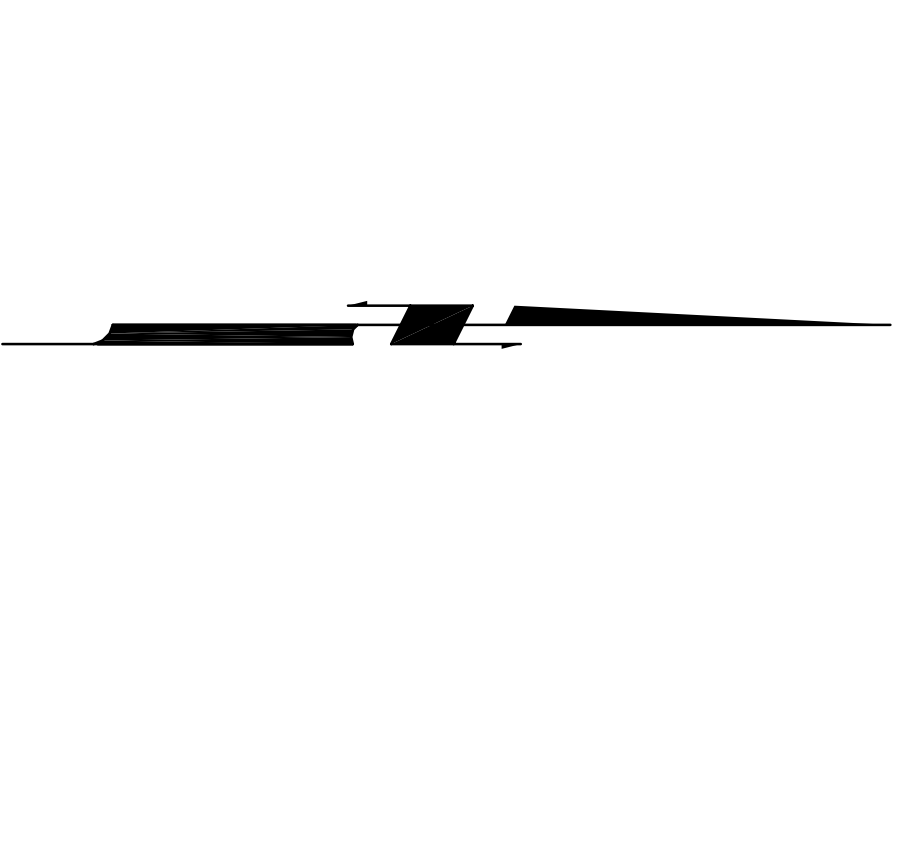


FINAL PLAT  
of

# TALAVERA

SECTION 3

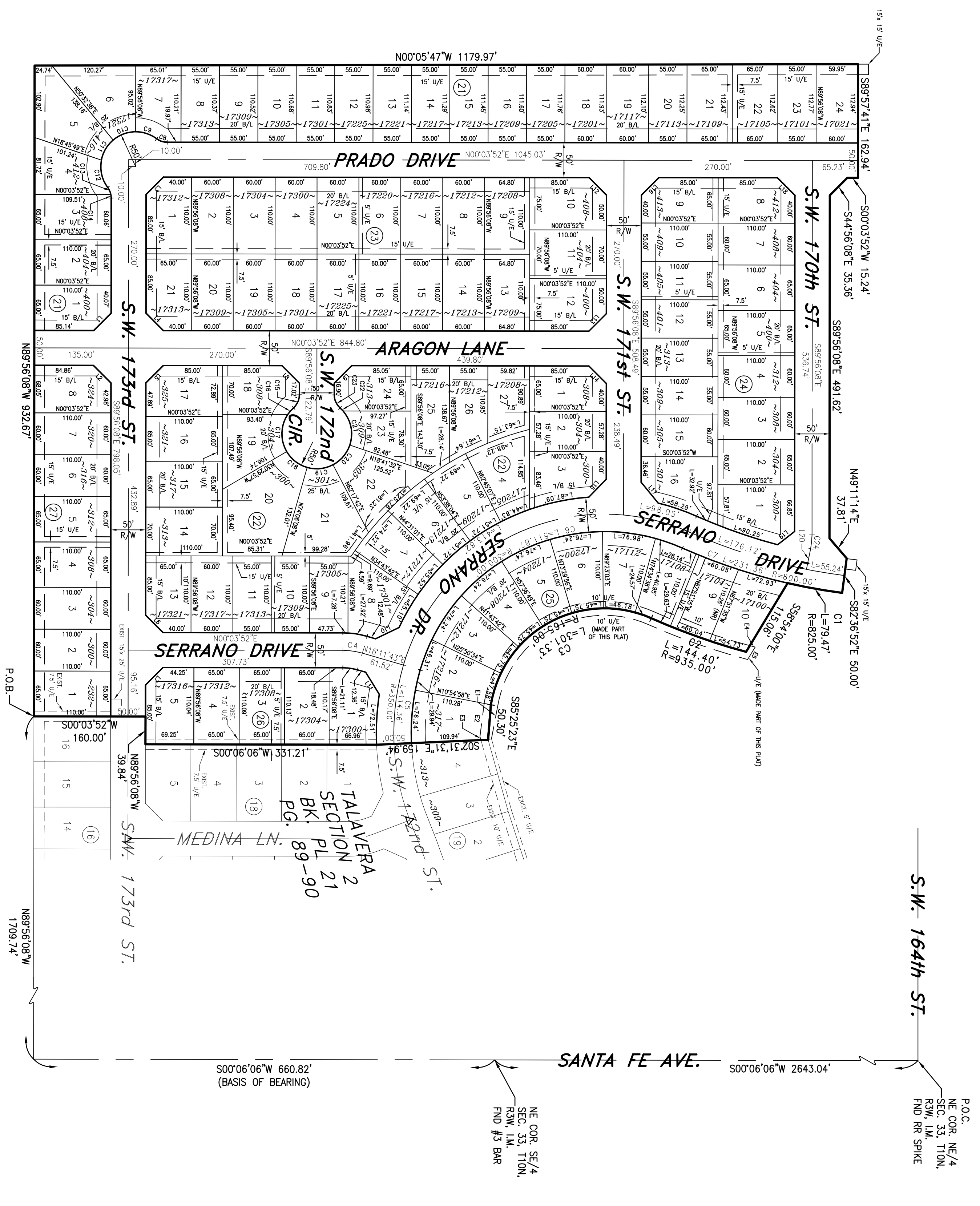
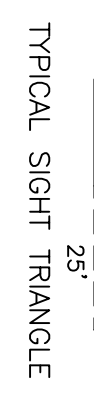
BEING A PART OF THE NE/4 AND SE/4 OF SECTION 33, T10N, R3W, OF THE I.M.  
AN ADDITION TO THE CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



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

**LEGEND:**  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
N.R. = 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

● DENOTES #3 BAR W/CAP  
STAMPED "6A 1484" UNLESS  
OTHERWISE NOTED  
○ DENOTES #3 BAR W/CAP  
STAMPED "6A 1484" UNLESS  
OTHERWISE NOTED (WILL SET  
UPON COMPLETION OF  
CONSTRUCTION)  
△ DENOTES SET CST NAIL IN  
"1484 J&A SHINER"  
OTHERWISE NOTED



CURVE	LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD DIRECTION	DELTA
C1	79.47'	825.00'	39.77'	79.44'	S10°08'43"W	65°31'10"
C2	144.40'	935.00'	72.54'	144.25'	S19°31'53"W	68°50'55"
C3	301.33'	165.00'	213.63'	261.17'	S28°21'47"E	104°38'15"
C4	281.33'	100.00'	141.17'	28.06'	S08°07'48"W	16°07'50"
C5	114.36'	350.00'	57.69'	113.85'	S83°09'54"E	18°43'14"
C6	114.87'	300.00'	54.36'	452.00'	S24°55'28"E	97°45'37"
C7	231.36'	800.00'	116.49'	230.58'	N15°40'14"E	16°34'12"
C8	16.03'	25.00'	8.34'	15.82'	N18°50'22"E	3°52'59"
C9	32.21'	50.00'	16.69'	32.21'	S18°29'35"W	3°54'33"
C10	35.19'	50.00'	18.36'	34.47'	S27°07'32"E	40°19'40"
C11	34.02'	50.00'	17.70'	33.37'	S59°46'53"E	38°59'03"
C12	41.44'	50.00'	21.99'	40.26'	N76°59'00"E	47°29'12"
C13	11.09'	25.00'	5.64'	11.00'	S65°57'09"W	25°23'31"
C14	4.97'	25.00'	2.50'	4.97'	S64°21'53"W	11°23'58"
C15	21.15'	25.00'	11.25'	20.52'	N65°58'03"W	48°28'08"
C16	12.60'	50.00'	6.33'	12.56'	S48°57'02"E	14°28'05"
C17	56.14'	50.00'	31.44'	53.24'	S88°20'01"E	64°19'53"
C18	38.05'	50.00'	20.00'	37.14'	N37°41'57"E	43°36'10"
C19	38.05'	50.00'	20.00'	37.14'	N05°54'13"W	43°36'10"
C20	38.05'	50.00'	20.00'	37.14'	N49°30'23"W	43°36'10"
C21	52.02'	50.00'	28.64'	49.70'	S78°53'14"W	59°35'35"
C22	6.28'	50.00'	3.14'	6.27'	S45°29'06"W	07°11'42"
C23	21.02'	25.00'	11.18'	20.41'	N65°58'54"E	48°10'37"
C24	19.93'	100.00'	19.90'	19.90'	N84°13'34"W	11°25'08"

LINE	LENGTH	BEARING
L1	35.21'	S45°00'58"E
L2	35.50'	N44°58'02"E
L3	35.36'	S44°56'08"E
L4	35.36'	N45°03'52"E
L5	35.36'	S44°58'09"E
L6	35.36'	N45°03'52"E
L7	35.36'	S44°56'08"E
L8	35.32'	N45°03'52"E
L9	35.31'	S45°00'55"E
L10	37.33'	N25°29'27"W
L11	37.08'	S58°19'27"W
L12	35.36'	N45°03'52"E
L13	35.36'	S44°56'08"E
L14	35.36'	N45°03'52"E
L15	35.92'	S45°51'40"E
L16	35.36'	S44°56'08"E
L17	36.70'	N50°46'13"E
L18	35.36'	N45°03'52"E
L19	30.83'	S58°00'19"E
L20	30.14'	S78°31'00"E

LINE	LENGTH	BEARING
E1	48.03'	S79°07'09"E
E2	50.36'	S82°56'47"E
E3	4.96'	N74°18'21"E
E4	7.82'	N14°41'15"E
E5	20.86'	S58°53'56"E

- NOTES:**
1. A mandatory Property Owners Association is required.
  2. All lot(s)/mediums within street right-of-way, and aerial landscaping with its irrigation system, shall be maintained by the Property Owners Association within TALAVERA SECTION 3.
  3. Maintenance of all common areas and drainage easements within TALAVERA SECTION 3 shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including but not limited to, utility boxes, shall be placed within the common areas or on 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 items such as, but not limited to, utility boxes, shall be permitted if they meet the requirements listed in a manner to meet the requirements specified above.
  4. A sidewalk shall be required on each lot when it fronts a local and/or collector street. The sidewalk shall be required at the building, lot slope and installed prior to the issuance of an Occupancy Certificate by the City of Oklahoma City.
  5. Class "C" or better roofing materials are required on all primary structures.
  6. Garage designed such that the front door extends beyond the front wall of the structure shall be required to be screened by a 1/2-inch slat deciduous tree or two 1 1/2-inch caliper trees in the front yard.
  7. All easements shown outside of the plat boundary are made a part of this plat unless labeled as given by separate instrument.

FINAL PLAT  
of  
**TALAVERA**  
SECTION 3

Johnson & Associates, Inc.  
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Oklahoma City, OK 73104  
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Certified Professional Surveyors  
Engineers - Surveyors - Planners