

FINAL PLAT
of
FALCON POINT

BEING A PART OF THE SE/4 & SW/4, SEC. 18, T10N, R2E, I.M.
AN ADDITION TO POTTAWATOMIE COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That AR DEVELOPMENT, LLC, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of FALCON POINT, an addition to Pottawatomie County, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of FALCON POINT, being a part of the Southeast Quarter (SE/4) & the Southwest Quarter (SW/4), Section Eighteen (18), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Pottawatomie County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all utility easements as shown on said Final Plat to the use of the public, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this ____ day of _____, 2019.

They further certify that said streets designated as private streets on said plat are not dedicated to the public as public streets and said streets will be maintained by the private property owners within the subdivision, but said streets shall always remain accessible to police, fire, and other official vehicles of all state, federal, county and city agencies and for maintenance and repair of public utilities. Every deed shall clearly acknowledge said roadways are private and not maintained by Pottawatomie County.

Signed by the Manager this ____ day of _____, 2019.

AR DEVELOPMENT, LLC

By: _____
Seth Koenig, Manager

STATE OF OKLAHOMA
COUNTY OF _____

Before me, the undersigned, a notary public in and for said county and state on this ____ day of _____, 2019, personally appeared Seth Koenig, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2019.

My Commission Expires: _____
Notary Public

My Commission No.: _____

CERTIFICATE OF THE COUNTY CLERK

This plat has been filed in the office of the County Clerk, Pottawatomie County, Oklahoma,

This ____ day of _____, 2019.

County Clerk

BOARD OF COUNTY COMMISSIONER'S APPROVAL

I, _____, chairman of the Board of Commissioners for the County of Pottawatomie, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat of FALCON POINT with Private streets and roads being a subdivision of the part of the (Legal Description) Pottawatomie County, Oklahoma, the ____ day of _____, 2019.

Signature: _____ ATTEST: _____

Chairman _____ County Clerk _____

Member _____

Member _____

BONDED ABTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Pottawatomie County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of FALCON POINT, an addition to Pottawatomie County, Oklahoma is vested in AR DEVELOPMENT, LLC, on the ____ day of _____, 2019, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2018 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this ____ day of _____, 2019.

STATE OF OKLAHOMA
COUNTY OF POTTAWATOMIE

Before me, the undersigned, a notary public in and for said county and state on this ____ day of _____, 2019, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its _____, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2019.

My Commission Expires: _____
Notary Public

My Commission No.: _____

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly qualified and acting County Treasurer of Pottawatomie County and that the tax records of said county show that all taxes for the year 2018 and prior years are paid on the Final Plat of FALCON POINT, an addition to Pottawatomie County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this ____ day of _____, 2019.

County Treasurer

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

The Oklahoma Department of Environmental Quality certifies that this plat of an addition in Pottawatomie County, Oklahoma, is approved for the construction of a public water system and an approved aerobic or anaerobic septic system. The septic system for each lot will be permitted separately based on the needs and conditions of that lot.

Department of Environmental Quality _____ Date _____

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of FALCON POINT, an addition Pottawatomie County, Oklahoma, consisting of 4 sheets, represents a careful survey made under my supervision on the ____ day of _____, 2019, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that this plat of 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.

Witness my hand and seal this ____ day of _____, 2019.

Matthew Johnson, P.L.S. No. 1807

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Matthew Johnson, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness my hand and seal this ____ day of _____, 2019.

My Commission Expires: _____
Notary Public

My Commission No.: _____

PROPERTY DESCRIPTION

A tract of land being a part of the Southeast Quarter (SE/4) and Southwest Quarter (SW/4) of Section Eighteen (18), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:

Beginning at the Southwest (SW) Corner of said Southwest Quarter (SW/4), said point being the POINT OF BEGINNING;

THENCE North 00°30'11" West, along and with the West line of said Southwest Quarter (SW/4), a distance of 1,325.86 feet to the South line of EQUESTRIAN ESTATES 3rd ADDITION;

THENCE North 89°35'33" East, along and with the South line of said EQUESTRIAN ESTATES 3rd ADDITION, a distance of 2,515.76 feet to a point on the East line of said Southwest Quarter (SW/4);

THENCE North 89°37'03" East, a distance of 843.97 feet;

THENCE South 00°16'18" East, a distance of 789.34 feet;

THENCE South 89°33'43" West, a distance of 843.98 feet to a point on the West line of said Southeast Quarter (SE/4);

THENCE South 00°16'18" East, along and with the West line of said Southeast Quarter (SE/4), a distance of 528.00 feet to the Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE South 89°25'00" West, along and with the South line of said Southwest Quarter (SW/4), a distance of 2,510.44 feet to the POINT OF BEGINNING.

Containing 3,988.843 square feet or 91.5712 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The West line of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Ten (10) North, Range Two (2) East having a bearing of North 00°30'11" West.

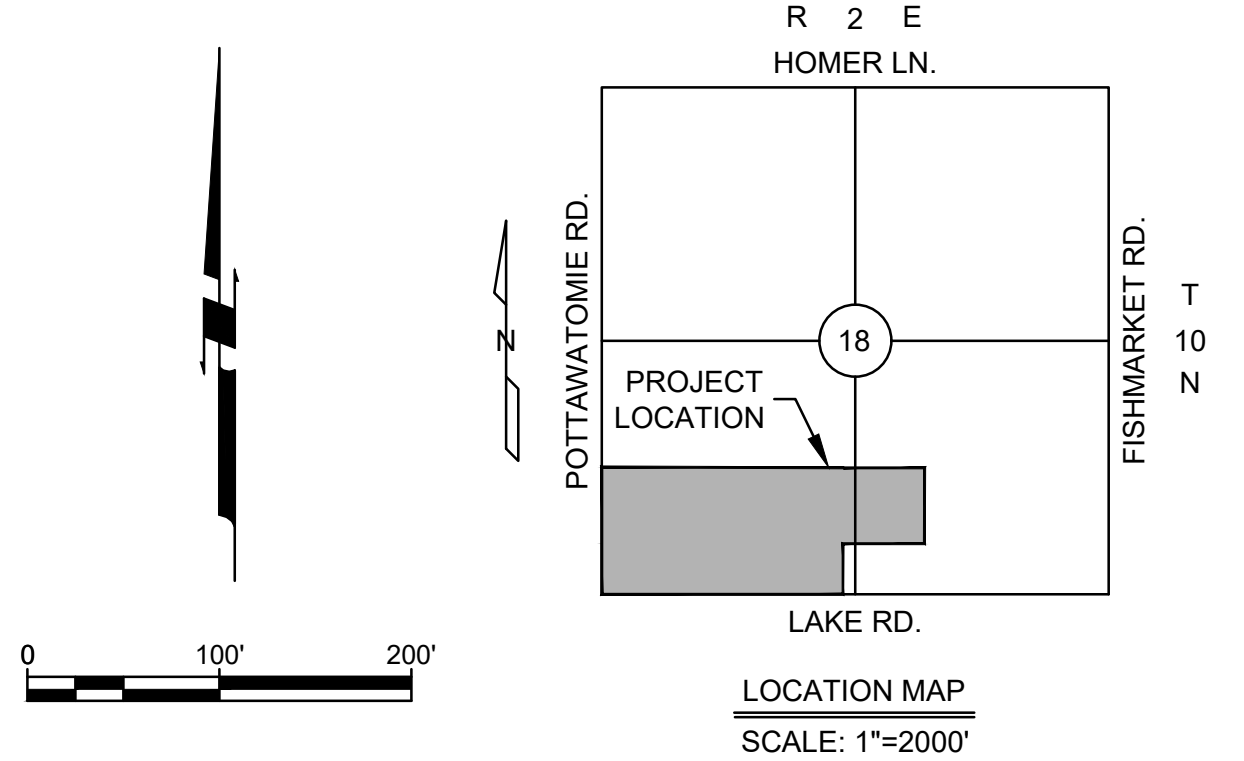
This property description was prepared on the ____ day of _____, 2019, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

OWNER'S NOTARY	COUNTY CLERK	ABSTRACTOR	ABSTRACTOR'S NOTARY	COUNTY TREASURER	ODEQ	SURVEYOR	SURVEYOR'S NOTARY
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FINAL PLAT
of
FALCON POINT

JA
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: 06-30-2019
• ENGINEERS • SURVEYORS • PLANNERS •

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The West line of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Ten (10) North, Range Two (2) East having a bearing of North 00°30'11" West.



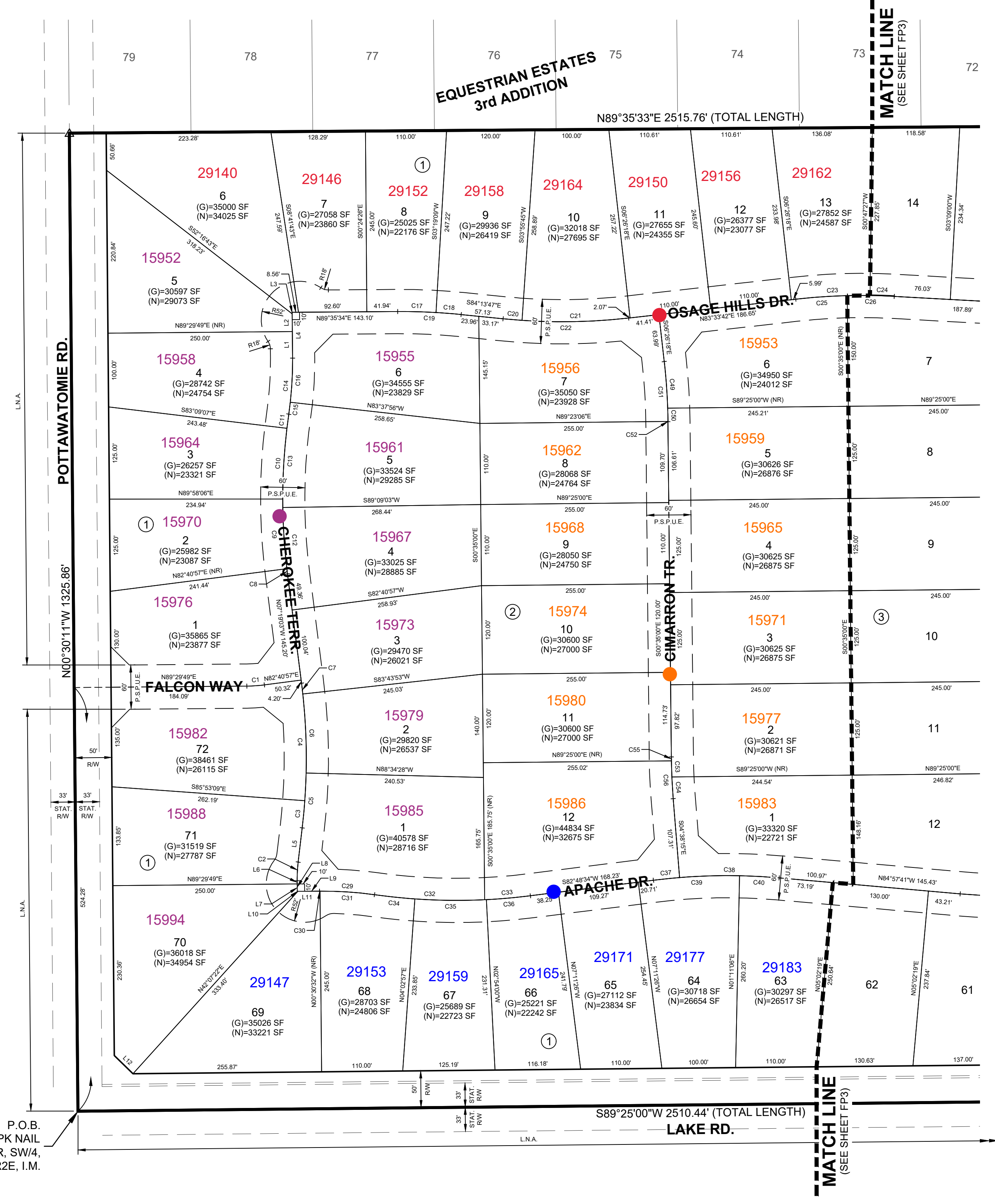
FINAL PLAT of FALCON POINT

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AN ADDITION TO POTTAWATOMIE COUNTY, OKLAHOMA

LEGEND:
P.O.B. = POINT OF BEGINNING
NR = NOT RADIAL
L.N.A. = LIMITS OF NO ACCESS
P.S.P.U.E. = PRIVATE STREET & PUBLIC UTILITY EASEMENT

******* 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.

● 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 NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED

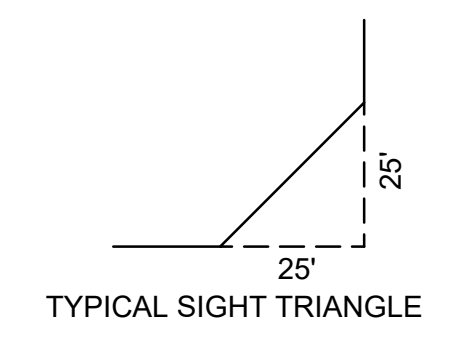


Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	23.79'	200.00'	11.91'	23.77'	N86°05'23"E	006°48'52"
C2	25.35'	200.00'	12.69'	25.33'	N03°07'40"E	007°19'42"
C3	36.92'	800.00'	18.46'	36.92'	N05°26'11"E	002°38'40"
C4	159.62'	800.00'	80.07'	159.35'	N01°36'06"W	011°25'54"
C5	74.48'	800.00'	37.26'	74.44'	N04°05'31"E	005°19'59"
C6	107.43'	800.00'	53.80'	107.35'	N02°25'18"W	007°41'36"
C7	14.65'	799.36'	7.32'	14.65'	N06°47'35"W	001°02'59"
C8	7.13'	800.00'	3.57'	7.13'	N07°03'44"W	000°30'39"
C9	94.60'	800.00'	47.35'	94.54'	N03°25'09"W	006°46'30"
C10	96.06'	800.00'	48.09'	96.00'	N03°24'30"E	006°52'47"
C11	19.40'	800.00'	9.70'	19.40'	N07°32'34"E	001°23'22"
C12	90.32'	800.00'	45.21'	90.27'	N04°05'00"W	006°28'06"
C13	126.87'	800.00'	63.57'	126.74'	N03°41'39"E	009°05'12"
C14	76.28'	500.00'	38.21'	76.20'	N03°52'02"E	008°44'26"
C15	16.32'	500.00'	8.16'	16.32'	N07°18'09"E	001°52'11"
C16	59.96'	500.00'	30.02'	59.92'	N02°55'56"E	006°52'18"
C17	52.03'	800.00'	26.02'	52.02'	S88°32'39"E	003°43'35"
C18	34.22'	800.00'	17.11'	34.22'	S85°27'19"E	002°27'04"
C19	86.25'	800.00'	43.17'	86.21'	S87°19'07"E	006°10'38"
C20	25.70'	800.00'	12.85'	25.70'	S85°09'01"E	001°50'28"
C21	144.76'	800.00'	72.58'	144.56'	N88°44'44"E	010°22'03"
C22	170.48'	800.00'	85.56'	170.14'	N89°39'58"E	012°12'31"
C23	100.94'	800.00'	50.54'	100.87'	N87°10'35"E	007°13'45"
C24	32.94'	800.00'	16.47'	32.94'	S88°01'46"E	002°21'33"
C25	70.17'	800.00'	35.11'	70.15'	N86°04'28"E	005°01'33"
C26	63.71'	800.00'	31.87'	63.69'	S89°07'52"E	004°33'46"
C27	94.80'	800.00'	47.45'	94.74'	N89°45'19"E	006°47'22"
C28	45.13'	800.00'	22.57'	45.12'	N87°58'38"E	003°13'56"
C29	74.83'	500.00'	37.48'	74.76'	N86°17'46"W	008°34'29"
C30	0.65'	500.00'	0.32'	0.65'	N89°27'14"E	000°04'28"
C31	74.18'	500.00'	37.16'	74.11'	S86°15'32"E	008°30'01"
C32	149.80'	800.00'	75.12'	149.58'	N87°22'22"W	010°43'42"
C33	62.18'	800.00'	31.11'	62.17'	S85°02'11"W	004°27'13"
C34	55.04'	800.00'	27.53'	55.03'	S83°58'47"E	003°56'32"
C35	97.03'	800.00'	48.57'	96.97'	S89°25'32"E	006°56'57"
C36	59.91'	800.00'	29.97'	59.89'	N84°57'17"E	004°17'26"
C37	35.65'	800.00'	17.83'	35.64'	S84°05'09"W	002°33'11"
C38	135.11'	800.00'	67.71'	134.94'	N89°47'58"W	009°40'34"
C39	116.95'	800.00'	58.58'	116.84'	N86°59'50"E	008°22'32"
C40	53.81'	800.00'	26.91'	53.80'	S86°53'17"E	003°51'13"
C41	108.42'	800.00'	54.29'	108.34'	N88°50'38"W	007°45'54"

Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C42	43.54'	800.00'	21.78'	43.54'	S85°42'52"W	003°07'06"
C43	72.53'	800.00'	36.29'	72.50'	S87°33'31"E	005°11'40"
C44	79.43'	800.00'	39.75'	79.40'	N86°59'59"E	005°41'20"
C45	94.25'	800.00'	47.18'	94.20'	S87°31'50"W	006°45'01"
C46	22.95'	800.00'	11.47'	22.95'	N88°16'21"W	001°38'37"
C47	117.20'	800.00'	58.71'	117.10'	N88°21'08"E	008°23'38"
C48	43.74'	800.00'	21.87'	43.73'	S89°01'02"E	003°07'57"
C49	63.35'	800.00'	31.69'	63.34'	N04°10'11"W	004°32'15"
C50	18.40'	800.00'	9.20'	18.40'	N01°14'32"W	001°19'03"
C51	81.31'	800.00'	40.69'	81.27'	S03°31'36"E	005°49'24"
C52	0.44'	800.00'	0.22'	0.44'	S00°35'57"E	000°01'54"
C53	27.18'	800.00'	13.59'	27.18'	N01°33'24"W	001°56'48"
C54	29.43'	800.00'	14.71'	29.42'	N03°35'02"W	002°06'27"
C55	5.27'	800.00'	2.64'	5.27'	S00°46'20"E	000°22'39"
C56	51.34'	800.00'	25.68'	51.33'	S02°47'57"E	003°40'36"
C57	65.16'	1000.00'	32.59'	65.15'	S01°17'00"W	003°44'00"
C58	37.40'	1000.00'	18.70'	37.40'	S01°39'17"E	002°08'34"
C59	42.13'	1000.00'	21.07'	42.13'	N02°25'56"W	002°24'51"
C60	11.20'	1000.00'	5.60'	11.20'	N00°54'16"W	000°38'31"
C61	44.32'	1000.00'	22.17'	44.32'	S02°22'10"E	002°32'23"
C62	9.01'	1000.00'	4.51'	9.01'	S00°50'29"E	000°30'59"
C63	25.99'	1000.00'	12.99'	25.99'	S00°09'40"W	001°29'20"
C64	1.04'	800.00'	0.52'	1.04'	S00°32'46"E	000°04'29"
C65	109.48'	800.00'	54.89'	109.52'	S03°24'59"W	007°51'01"
C66	110.52'	800.00'	55.35'	110.43'	S03°22'27"W	007°54'55"
C67	4.00'	800.00'	2.00'	4.14'	S07°12'11"W	000°17'43"
C68	96.48'	799.98'	48.30'	96.42'	S03°36'01"W	006°54'36"
C69	104.44'	800.00'	52.30'	104.37'	S03°35'41"E	007°28'48"
C70	16.38'	799.88'	8.19'	16.39'	S07°55'18"E	001°10'26"
C71	34.83'	800.00'	17.42'	34.83'	S07°15'40"E	002°29'41"
C72	173.56'	800.00'	87.12'	173.22'	S00°12'05"W	012°25'49"
C73	12.91'	800.00'	6.46'	12.91'	S06°52'45"W	000°55'30"
C74	106.95'	799.98'	53.56'	106.87'	S04°40'42"E	007°39'36"
C75	3.70'	800.00'	1.85'	3.70'	S00°42'57"E	000°15'54"
C76	38.75'	800.00'	19.38'	38.75'	S01°58'17"E	002°46'33"
C77	71.90'	800.00'	35.97'	71.87'	S05°56'02"E	005°08'57"
C78	59.82'	500.00'	29.95'	59.78'	S87°00'38"E	006°51'17"
C79	157.33'	100.00'	100.25'	141.60'	N44°29'22"E	090°08'43"
C80	103.28'	100.00'	56.78'	98.75'	N59°58'27"E	059°10'32"
C81	54.05'	100.00'	27.70'	53.40'	N14°54'05"E	030°58'11"

Line #	Length	Direction
L1	35.97'	N00°30'11"W
L2	23.93'	N00°30'11"W
L3	2.14'	N00°30'11"W
L4	62.04'	N00°30'11"W
L5	46.77'	N06°45'31"E
L6	4.35'	N00°30'11"W
L7	10.01'	N00°30'11"W
L8	14.36'	N00°30'11"W
L9	30.20'	S89°25'00"W
L10	0.79'	S89°25'00"W
L11	29.41'	N89°25'00"E
L12	35.33'	N45°32'36"W

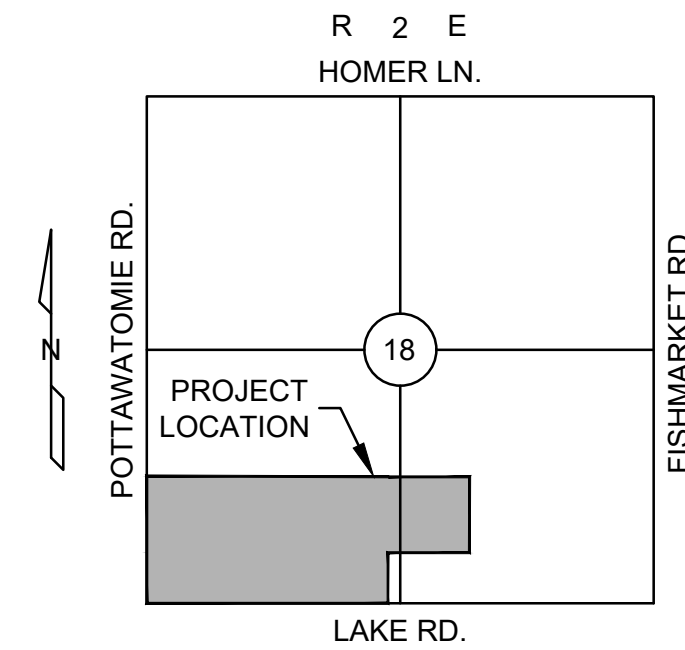
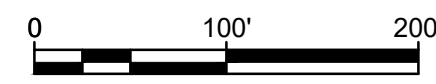
NOTES:
1. All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within FALCON POINT.
2. Maintenance of all common areas and private drainage easements within FALCON POINT shall be the responsibility 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.



FINAL PLAT of FALCON POINT

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: 06-30-2019
• ENGINEERS • SURVEYORS • PLANNERS •

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The West line of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Ten (10) North, Range Two (2) East having a bearing of North 00°30'11" West.



LOCATION MAP
SCALE: 1"=2000'

FINAL PLAT of FALCON POINT

BEING A PART OF THE SE/4 & SW/4, SEC. 18, T10N, R2E, I.M.
AN ADDITION TO POTTAWATOMIE COUNTY, OKLAHOMA

LEGEND:

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● 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 NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED



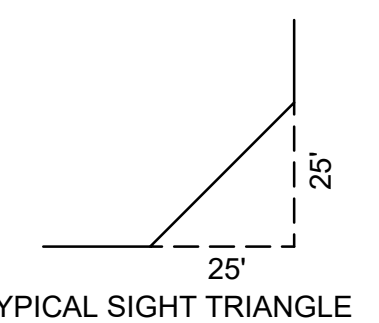
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C3	36.92	800.00	18.46	36.92	N05°26'11"E	002°38'40"
C4	159.62	800.00	80.07	159.35	N01°36'06"W	011°25'54"
C5	74.46	800.00	37.26	74.44	N04°05'31"E	005°19'59"
C6	107.43	800.00	53.80	107.35	N02°25'18"W	007°41'36"
C7	14.65	799.36	7.32	14.65	N06°47'35"W	001°02'59"
C8	7.13	800.00	3.57	7.13	N07°03'44"W	000°30'39"
C9	94.60	800.00	47.35	94.54	N03°25'09"W	006°46'30"
C10	96.06	800.00	48.09	96.00	N03°24'30"E	006°52'47"
C11	19.40	800.00	9.70	19.40	N07°32'34"E	001°23'22"
C12	90.32	800.00	45.21	90.27	N04°05'00"W	006°28'06"
C13	126.87	800.00	63.57	126.74	N03°41'39"E	009°05'12"
C14	76.28	500.00	38.21	76.20	N03°52'02"E	008°44'26"
C15	16.32	500.00	8.16	16.32	N07°18'09"E	001°52'11"
C16	59.96	500.00	30.02	59.92	N02°55'56"E	006°52'15"
C17	52.03	800.00	26.02	52.02	S88°32'39"E	003°43'35"
C18	34.22	800.00	17.11	34.22	S85°27'19"E	002°27'04"
C19	86.25	800.00	43.17	86.21	S87°19'07"E	006°10'39"
C20	25.70	800.00	12.85	25.70	S85°09'01"E	001°50'28"
C21	144.76	800.00	72.58	144.56	N88°44'44"E	010°22'03"
C22	170.48	800.00	85.56	170.14	N89°39'58"E	012°12'31"
C23	100.94	800.00	50.54	100.87	N87°10'35"E	007°13'45"
C24	32.94	800.00	16.47	32.94	S88°01'46"E	002°21'33"
C25	70.17	800.00	35.11	70.15	N86°04'28"E	005°01'33"
C26	63.71	800.00	31.87	63.69	S89°07'52"E	004°33'46"
C27	94.80	800.00	47.45	94.74	N89°45'19"E	006°47'22"
C28	45.13	800.00	22.57	45.12	N87°58'36"E	003°13'56"
C29	74.83	500.00	37.48	74.76	N86°17'46"W	008°34'29"
C30	0.65	500.00	0.32	0.65	N89°27'14"E	000°04'28"
C31	74.18	500.00	37.16	74.11	S86°15'32"E	008°30'01"
C32	149.80	800.00	75.12	149.58	N87°22'22"W	010°43'42"
C33	62.18	800.00	31.11	62.17	S85°02'11"W	004°27'13"
C34	55.04	800.00	27.53	55.03	S83°58'47"E	003°56'32"
C35	97.03	800.00	48.57	96.97	S89°25'32"E	006°56'57"
C36	59.91	800.00	29.97	59.89	N84°57'17"E	004°17'26"
C37	35.65	800.00	17.83	35.64	S84°05'09"W	002°33'11"
C38	135.11	800.00	67.71	134.94	N89°47'58"W	009°40'34"
C39	116.95	800.00	58.58	116.84	N86°59'50"E	008°22'32"
C40	53.81	800.00	26.91	53.80	S86°53'17"E	003°51'13"
C41	108.42	800.00	54.29	108.34	N88°50'38"W	007°45'54"

Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C42	43.54	800.00	21.78	43.54	S85°42'52"W	003°07'06"
C43	72.53	800.00	36.29	72.50	S87°33'31"E	005°11'40"
C44	79.43	800.00	39.75	79.40	N86°59'59"E	005°41'20"
C45	94.25	800.00	47.18	94.20	S87°31'50"W	006°45'01"
C46	22.95	800.00	11.47	22.95	N88°16'21"W	001°38'37"
C47	117.20	800.00	58.71	117.10	N88°21'08"E	008°23'38"
C48	43.74	800.00	21.87	43.73	S89°01'02"E	003°07'57"
C49	63.35	800.00	31.69	63.34	N04°10'11"W	004°32'15"
C50	18.40	800.00	9.20	18.40	N01°14'32"W	001°19'03"
C51	81.31	800.00	40.69	81.27	S03°31'36"E	005°49'24"
C52	0.44	800.00	0.22	0.44	S00°35'57"E	000°01'54"
C53	27.18	800.00	13.59	27.18	N01°33'24"W	001°56'48"
C54	29.43	800.00	14.71	29.42	N03°35'02"W	002°06'27"
C55	5.27	800.00	2.64	5.27	S00°46'20"E	000°22'39"
C56	51.34	800.00	25.68	51.33	S02°47'57"E	003°40'36"
C57	65.16	1000.00	32.58	65.15	S01°17'00"W	003°44'00"
C58	37.40	1000.00	18.70	37.40	S03°39'17"E	002°08'34"
C59	42.13	1000.00	21.07	42.13	N02°25'56"W	002°24'51"
C60	11.20	1000.00	5.60	11.20	N00°54'16"W	000°38'31"
C61	44.32	1000.00	22.17	44.32	S02°22'10"E	002°32'23"
C62	9.01	1000.00	4.51	9.01	S00°50'29"E	000°30'59"
C63	25.99	1000.00	12.99	25.99	S00°09'40"W	001°29'20"
C64	1.04	800.00	0.52	1.04	S00°32'46"E	000°04'29"
C65	109.48	800.00	54.89	109.52	S03°24'59"W	007°51'01"
C66	110.52	800.00	55.35	110.43	S03°22'27"W	007°54'55"
C67	4.00	800.00	2.00	4.14	S07°12'11"W	000°17'43"
C68	96.48	799.98	48.30	96.42	S03°36'01"W	006°54'36"
C69	104.44	800.00	52.30	104.37	S03°35'41"E	007°28'48"
C70	16.38	799.88	8.19	16.39	S07°55'18"E	001°10'26"
C71	34.83	800.00	17.42	34.83	S07°15'40"E	002°29'41"
C72	173.56	800.00	87.12	173.22	S00°12'05"W	012°25'49"
C73	12.91	800.00	6.46	12.91	S06°52'45"W	000°55'30"
C74	106.95	799.98	53.56	106.87	S04°40'42"E	007°39'36"
C75	3.70	800.54	1.85	3.70	S00°42'57"E	000°15'54"
C76	38.75	800.00	19.38	38.75	S01°58'17"E	002°46'33"
C77	71.90	800.00	35.97	71.87	S05°56'02"E	005°08'57"
C78	59.82	500.00	29.95	59.78	S84°00'38"E	006°51'17"
C79	157.33	100.00	100.25	141.60	N44°29'22"E	090°08'43"
C80	103.28	100.00	56.78	98.75	N59°58'27"E	059°10'32"
C81	54.05	100.00	27.70	53.40	N14°54'05"E	030°58'11"

Line #	Length	Direction
L1	35.97	N00°30'11"W
L2	23.93	N00°30'11"W
L3	2.14	N00°30'11"W
L4	62.04	N00°30'11"W
L5	46.77	N06°45'31"E
L6	4.35	N00°30'11"W
L7	10.01	N00°30'11"W
L8	14.36	N00°30'11"W
L9	30.20	S89°25'00"W
L10	0.79	S89°25'00"W
L11	29.41	N89°25'00"E
L12	35.33	N45°32'36"W

NOTES:

- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within FALCON POINT.
- Maintenance of all common areas and private drainage easements within FALCON POINT 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.
- All streets are private and shall be maintained by the Property Owners Association.



FINAL PLAT
of
FALCON POINT

J&A
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: 06-30-2019
ENGINEERS SURVEYORS PLANNERS

FINAL PLAT of FALCON POINT

BEING A PART OF THE SE/4 & SW/4, SEC. 18, T10N, R2E, I.M.
AN ADDITION TO POTTAWATOMIE COUNTY, OKLAHOMA

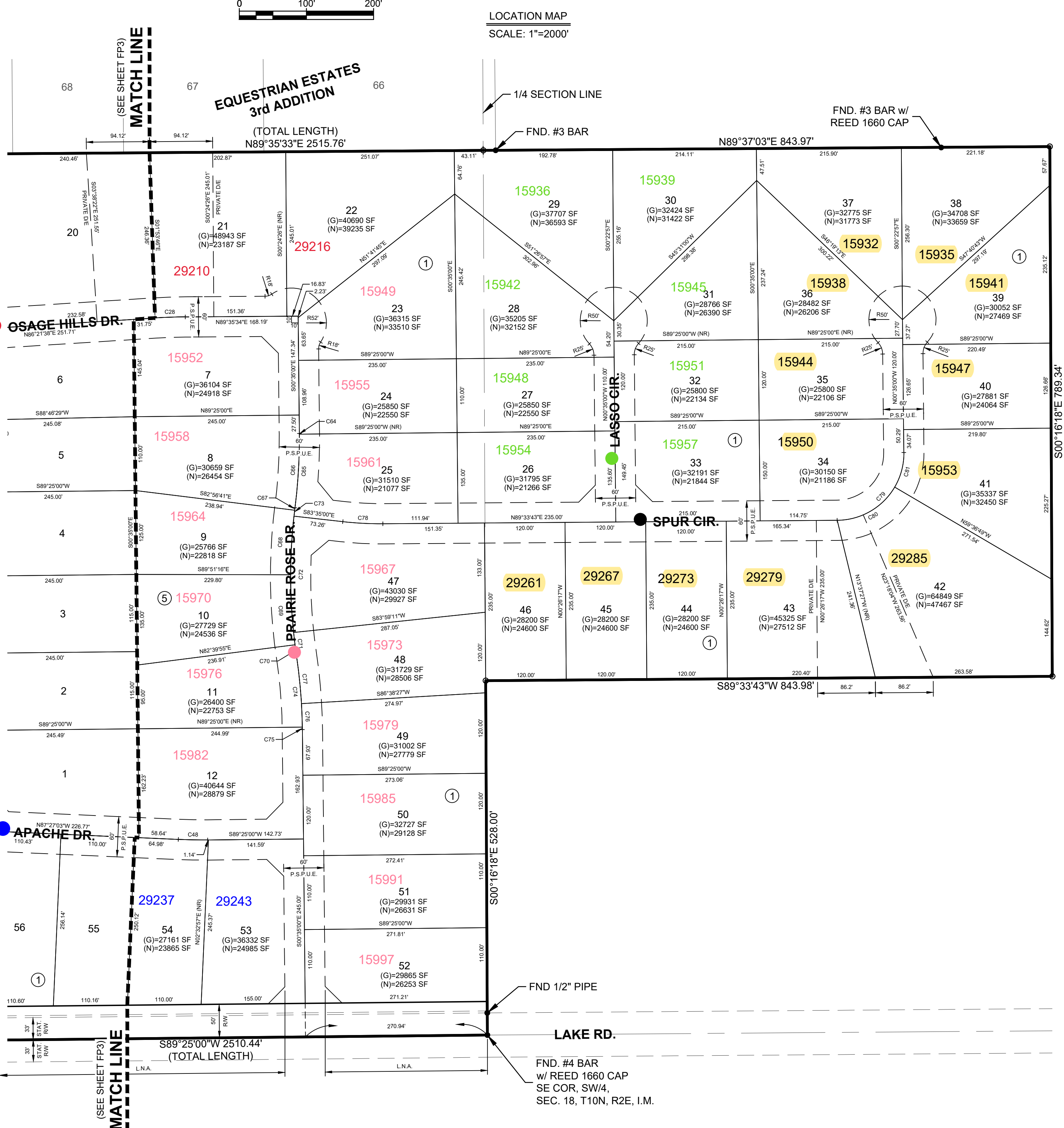
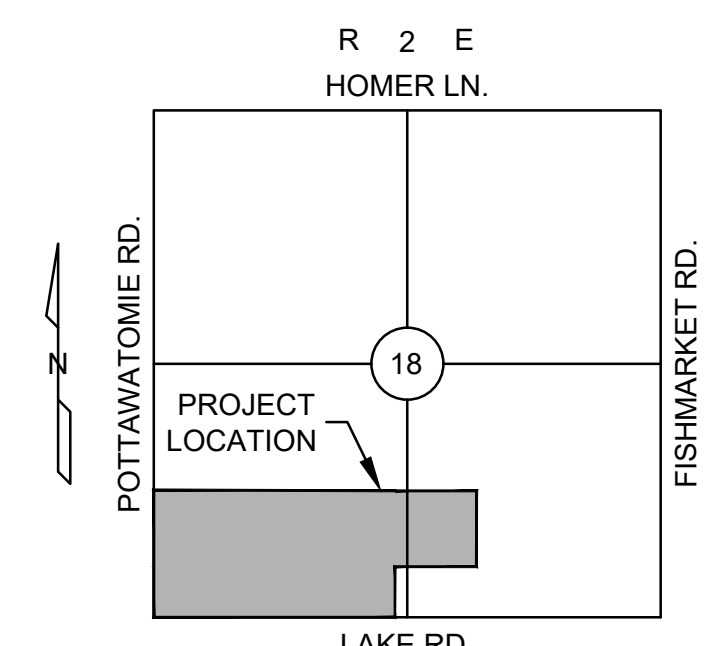
LEGEND:

P.O.B. = POINT OF BEGINNING
NR = NOT RADIAL
L.N.A. = LIMITS OF NO ACCESS
P.S.P.U.E. = PRIVATE STREET & PUBLIC UTILITY EASEMENT

- 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 NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED

******* 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.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The West line of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Ten (10) North, Range Two (2) East having a bearing of North 00°30'11" West.



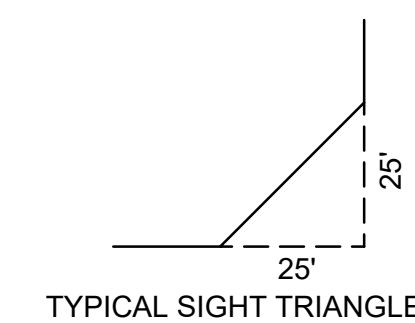
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	23.79'	200.00'	11.91'	23.77'	N86°05'23"E	006°48'52"
C2	25.35'	200.00'	12.69'	25.33'	N03°07'40"E	007°15'42"
C3	36.92'	800.00'	18.46'	36.92'	N05°26'11"E	002°38'40"
C4	159.62'	800.00'	80.07'	159.35'	N01°36'06"W	011°25'54"
C5	74.48'	800.00'	37.26'	74.44'	N04°05'31"E	005°19'59"
C6	107.43'	800.00'	53.80'	107.35'	N02°25'18"W	007°41'36"
C7	14.65'	799.36'	7.32'	14.65'	N06°47'35"W	001°02'59"
C8	7.13'	800.00'	3.57'	7.13'	N07°03'44"W	000°30'39"
C9	94.60'	800.00'	47.35'	94.54'	N03°25'09"W	006°46'30"
C10	96.06'	800.00'	48.09'	96.00'	N03°24'30"E	006°52'47"
C11	19.40'	800.00'	9.70'	19.40'	N07°32'34"E	001°23'22"
C12	90.32'	800.00'	45.21'	90.27'	N04°05'00"W	006°28'06"
C13	126.87'	800.00'	63.57'	126.74'	N03°24'30"E	009°05'12"
C14	76.28'	500.00'	38.21'	76.20'	N03°52'02"E	008°44'26"
C15	16.32'	500.00'	8.16'	16.32'	N07°18'09"E	001°52'11"
C16	59.96'	500.00'	30.02'	59.92'	N02°55'56"E	006°52'15"
C17	52.03'	800.00'	26.02'	52.02'	N03°52'02"E	003°43'35"
C18	34.22'	800.00'	17.11'	34.22'	S85°27'19"E	002°27'94"
C19	86.25'	800.00'	43.17'	86.21'	S87°19'07"E	006°10'39"
C20	25.70'	800.00'	12.85'	25.70'	S89°09'01"E	001°50'28"
C21	144.76'	800.00'	72.58'	144.56'	N88°44'44"E	010°22'03"
C22	170.46'	800.00'	85.56'	170.14'	N89°39'58"E	012°12'31"
C23	100.94'	800.00'	50.54'	100.87'	N87°10'35"E	007°13'45"
C24	32.94'	800.00'	16.47'	32.94'	S88°01'46"E	002°21'33"
C25	70.17'	800.00'	35.11'	70.15'	N86°04'28"E	005°01'33"
C26	63.71'	800.00'	31.87'	63.69'	S89°07'52"E	004°33'46"
C27	94.80'	800.00'	47.45'	94.74'	N89°45'19"E	006°47'22"
C28	45.13'	800.00'	22.57'	45.12'	N87°58'36"E	003°13'56"
C29	74.83'	500.00'	37.48'	74.76'	N86°17'46"W	008°34'29"
C30	0.65'	500.00'	0.32'	0.65'	N89°27'14"E	000°04'28"
C31	74.18'	500.00'	37.16'	74.11'	S86°15'32"E	008°30'01"
C32	149.80'	800.00'	75.12'	149.58'	N87°22'22"W	010°43'42"
C33	62.18'	800.00'	31.11'	62.17'	S85°02'11"W	004°27'13"
C34	55.04'	800.00'	27.53'	55.03'	S83°58'47"E	003°56'32"
C35	97.03'	800.00'	48.57'	96.97'	S89°25'32"E	006°56'57"
C36	59.91'	800.00'	29.97'	59.89'	N84°57'17"E	004°17'26"
C37	35.65'	800.00'	17.83'	35.64'	S84°05'09"W	002°33'11"
C38	135.11'	800.00'	67.71'	134.94'	N89°47'58"W	009°40'34"
C39	116.95'	800.00'	58.58'	116.84'	N86°59'50"E	008°22'32"
C40	53.81'	800.00'	26.91'	53.80'	S86°53'17"E	003°51'13"
C41	108.42'	800.00'	54.29'	108.34'	N88°50'38"W	007°45'54"

Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C42	43.54'	800.00'	21.78'	43.54'	S85°42'52"W	003°07'06"
C43	72.53'	800.00'	36.29'	72.50'	S87°33'31"E	005°11'40"
C44	79.43'	800.00'	39.75'	79.40'	N86°59'59"E	005°41'20"
C45	94.25'	800.00'	47.18'	94.20'	S87°31'50"W	006°45'01"
C46	22.95'	800.00'	11.47'	22.95'	N88°16'21"W	001°38'37"
C47	117.20'	800.00'	58.71'	117.10'	N88°21'08"E	008°23'38"
C48	43.74'	800.00'	21.87'	43.73'	S89°01'02"E	003°07'57"
C49	63.35'	800.00'	31.69'	63.34'	N04°10'11"W	004°32'15"
C50	18.40'	800.00'	9.20'	18.40'	N01°14'32"W	001°19'03"
C51	81.31'	800.00'	40.69'	81.27'	S03°31'36"E	005°49'24"
C52	0.44'	800.00'	0.22'	0.44'	S00°35'57"E	000°01'54"
C53	27.18'	800.00'	13.59'	27.18'	N01°33'24"W	001°56'48"
C54	29.43'	800.00'	14.71'	29.42'	N03°35'02"W	002°06'27"
C55	5.27'	800.00'	2.64'	5.27'	S00°46'20"E	000°22'39"
C56	51.34'	800.00'	25.68'	51.33'	S02°47'57"E	003°40'36"
C57	65.16'	1000.00'	32.59'	65.15'	S01°17'00"W	003°44'00"
C58	37.40'	1000.00'	18.70'	37.40'	S01°39'17"E	002°08'34"
C59	42.13'	1000.00'	21.07'	42.13'	N02°25'56"W	002°24'51"
C60	11.20'	1000.00'	5.60'	11.20'	N00°54'16"W	000°38'31"
C61	44.32'	1000.00'	22.17'	44.32'	S02°22'10"E	002°32'23"
C62	9.01'	1000.00'	4.51'	9.01'	S00°50'29"E	000°30'59"
C63	25.99'	1000.00'	12.99'	25.99'	S00°09'40"W	001°29'20"
C64	1.04'	800.00'	0.52'	1.04'	S00°32'46"E	000°04'29"
C65	109.48'	800.00'	54.89'	109.52'	S03°24'59"W	007°51'01"
C66	110.52'	800.00'	55.35'	110.43'	S03°22'27"W	007°54'55"
C67	4.00'	802.24'	2.07'	4.14'	S07°12'11"W	000°17'43"
C68	96.48'	799.98'	48.30'	96.42'	S03°36'01"W	006°54'36"
C69	104.44'	800.02'	52.30'	104.37'	S03°54'41"E	007°28'48"
C70	16.38'	799.88'	8.19'	16.39'	S07°55'18"E	001°10'26"
C71	34.83'	800.00'	17.42'	34.83'	S07°15'40"E	002°29'41"
C72	173.56'	800.00'	87.12'	173.22'	S00°12'05"W	012°25'49"
C73	12.91'	800.00'	6.46'	12.91'	S06°52'45"W	000°55'30"
C74	106.95'	799.98'	53.56'	106.87'	S04°40'42"E	007°39'36"
C75	3.70'	800.54'	1.85'	3.70'	S00°42'57"E	000°15'54"
C76	38.75'	800.00'	19.38'	38.75'	S01°58'17"E	002°46'33"
C77	71.90'	800.00'	35.97'	71.87'	S05°56'02"E	005°08'57"
C78	59.82'	500.00'	29.95'	59.78'	S87°00'38"E	006°51'17"
C79	157.33'	100.00'	100.25'	141.60'	N44°29'22"E	090°08'43"
C80	103.28'	100.00'	56.78'	98.75'	N59°58'27"E	059°10'32"
C81	54.05'	100.00'	27.70'	53.40'	N14°54'05"E	030°58'11"

Line #	Length	Direction
L1	35.97'	N00°30'11"W
L2	23.93'	N00°30'11"W
L3	2.14'	N00°30'11"W
L4	62.04'	N00°30'11"W
L5	46.77'	N06°45'31"E
L6	4.35'	N00°30'11"W
L7	10.01'	N00°30'11"W
L8	14.36'	N00°30'11"W
L9	30.20'	S89°25'00"W
L10	0.79'	S89°25'00"W
L11	29.41'	N89°25'00"E
L12	35.33'	N45°32'36"W

NOTES:

- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within FALCON POINT.
- Maintenance of all common areas and private drainage easements within FALCON POINT 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.
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