

# FINAL PLAT of GENTRY CROSSING PHASE 1

BEING A PART OF THE SE/4, SEC. 5, T10N, R4W, I.M.  
AN ADDITION TO THE CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA

**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That RIO79, 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 GENTRY CROSSING PHASE 1, an addition to the City of Oklahoma City, Cleveland 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 GENTRY CROSSING PHASE 1, an addition to the City of Oklahoma City, being a part of the Southeast Quarter (SE/4), Section Five (5), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Cleveland 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 street rights-of-way and utility easements as shown on said Final Plat to the use of the public, for public streets, 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 \_\_\_\_\_, 20\_\_.

Signed by the Manager this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

RIO79, LLC

By: \_\_\_\_\_  
Tracy Williams, Manager

STATE OF OKLAHOMA  
COUNTY OF \_\_\_\_\_ SS

Before me, the undersigned, a notary public in and for said county and state on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared Tracy Williams, 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 \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_  
Notary Public

**CERTIFICATE OF PLANNING COMMISSION**

I, \_\_\_\_\_, Planning Director for the City of Oklahoma City, hereby certify that the City of Oklahoma City Planning Commission duly approved the Final Plat of GENTRY CROSSING PHASE 1, an addition to the City of Oklahoma City, Cleveland County, Oklahoma at a meeting the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Planning Director

**CERTIFICATE OF CITY CLERK**

I, \_\_\_\_\_, City Clerk of the City of Oklahoma City, Cleveland County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmaturred installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of GENTRY CROSSING PHASE 1, an addition to the City of Oklahoma City, Cleveland County, Oklahoma.

Signed by the City Clerk this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Clerk

**ACCEPTANCE OF DEDICATION BY CITY COUNCIL**

Be it resolved by the Council of the City of Oklahoma City that the dedication shown on the Final Plat of GENTRY CROSSING PHASE 1, an addition to the City of Oklahoma City, Cleveland County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Oklahoma City this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Clerk Mayor

**BONDED ABSTRACTOR'S CERTIFICATE**

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland 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 GENTRY CROSSING PHASE 1, an addition to the City of Oklahoma City, Cleveland County, Oklahoma is vested in RIO79, LLC, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, 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 20\_\_ 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 \_\_\_\_\_, 20\_\_.

STATE OF OKLAHOMA  
COUNTY OF CLEVELAND SS

Before me, the undersigned, a notary public in and for said county and state on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, 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 \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_  
Notary Public

**COUNTY TREASURER'S CERTIFICATE**

I, \_\_\_\_\_, do hereby certify that I am the duly qualified and acting County Treasurer of Cleveland County and that the tax records of said county show that all taxes for the year 20\_\_ and prior years are paid on the Final Plat of GENTRY CROSSING PHASE 1, an addition to the City of Oklahoma City, Cleveland 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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
County Treasurer

**DEPARTMENT OF ENVIRONMENTAL QUALITY**

The \_\_\_\_\_ Office of the Department of Environmental Quality has approved this plat for the use of public water systems and individual on-site sewer systems on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Environmental Program Specialist  
Department of Environmental Quality

**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 GENTRY CROSSING PHASE 1, an addition to the City of Oklahoma City, Cleveland County, Oklahoma, consisting of 3 sheets, represents a careful survey made under my supervision on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, 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 \_\_\_\_\_, 20\_\_.

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

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA SS

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 \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_  
Notary Public

**PROPERTY DESCRIPTION**

A tract of land being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

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

THENCE North 89°34'27" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 2,644.59 feet to the Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE North 00°19'03" West, along and with the West line of said Southeast Quarter (SE/4), a distance of 1,317.94 feet;

THENCE South 75°46'48" East, departing said West line, a distance of 381.19 feet;

THENCE South 43°53'09" East, a distance of 246.88 feet;

THENCE South 63°24'22" East, a distance of 352.15 feet;

THENCE on a non-tangent curve to the right having a radius of 525.00 feet, a chord bearing of North 43°17'26" East, a chord length of 141.03 feet and an arc length of 141.46 feet;

THENCE North 09°25'14" East, a distance of 36.60 feet;

THENCE North 56°28'03" East, a distance of 50.00 feet;

THENCE South 76°29'09" East, a distance of 36.60 feet;

THENCE on a non-tangent curve to the right having a radius of 525.00 feet, a chord bearing of North 64°39'47" East, a chord length of 50.15 feet and an arc length of 50.17 feet;

THENCE on a reverse curve to the left having a radius of 375.00 feet, a chord bearing of North 54°37'21" East, a chord length of 165.88 feet and an arc length of 167.27 feet;

THENCE North 41°50'39" East, a distance of 218.82 feet;

THENCE South 48°09'21" East, a distance of 1,037.97 feet;

THENCE South 62°57'23" East, a distance of 50.00 feet;

THENCE on a non-tangent curve to the left having a radius of 775.00 feet, a chord bearing of South 26°33'15" West, a chord length of 13.24 feet and an arc length of 13.24 feet;

THENCE South 48°09'21" East, a distance of 374.09 feet;

THENCE South 88°58'07" East, a distance of 192.99 feet to a point on the East line of said Southeast Quarter (SE/4);

THENCE South 00°58'41" East, along and with the East line of said Southeast Quarter (SE/4), a distance of 366.70 feet to the POINT OF BEGINNING.

Containing 2,531,036 square feet or 58.1046 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The South line of the Southeast Quarter (SE/4) having a bearing of North 89°34'27" West.

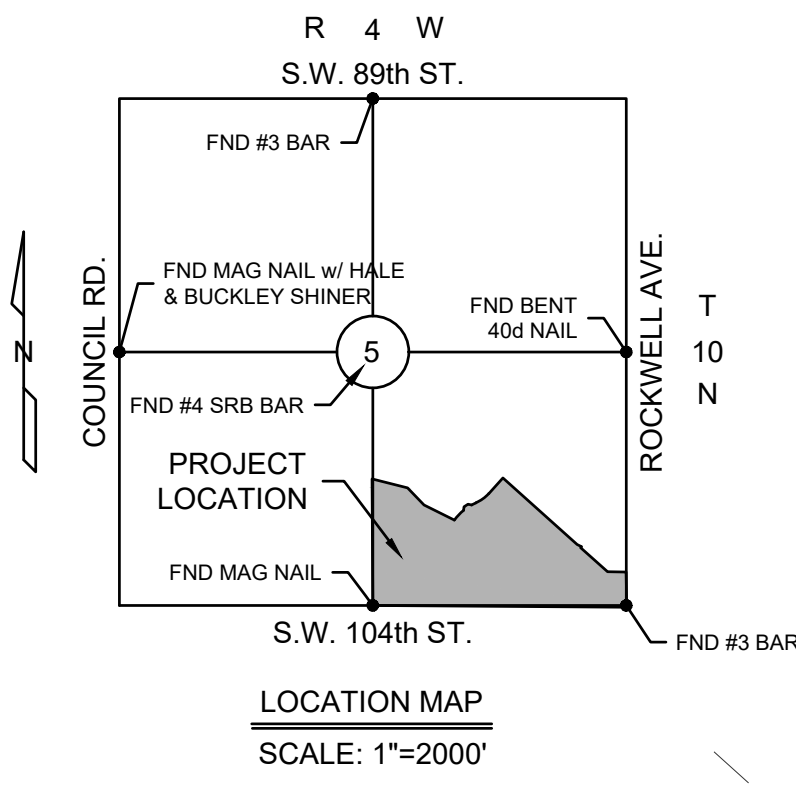
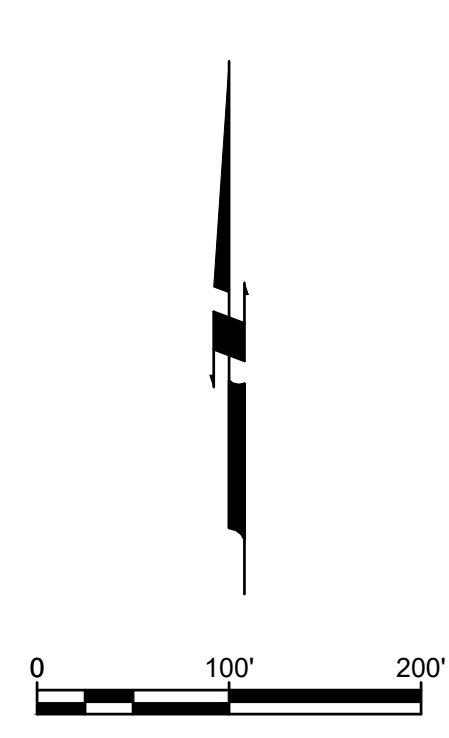
This property description was prepared on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

FINAL PLAT  
of  
**GENTRY CROSSING 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: 06-30-2019  
• ENGINEERS • SURVEYORS • PLANNERS •

OWNER'S NOTARY	CITY CLERK	ABSTRACTOR	ABSTRACTOR'S NOTARY	COUNTY TREASURER	SURVEYOR	SURVEYOR'S NOTARY



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

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The South line of the Southeast Quarter (SE/4) of Section Five (5), Township Ten (10) North, Range Four (4) West having a bearing of North 89°34'27" West.

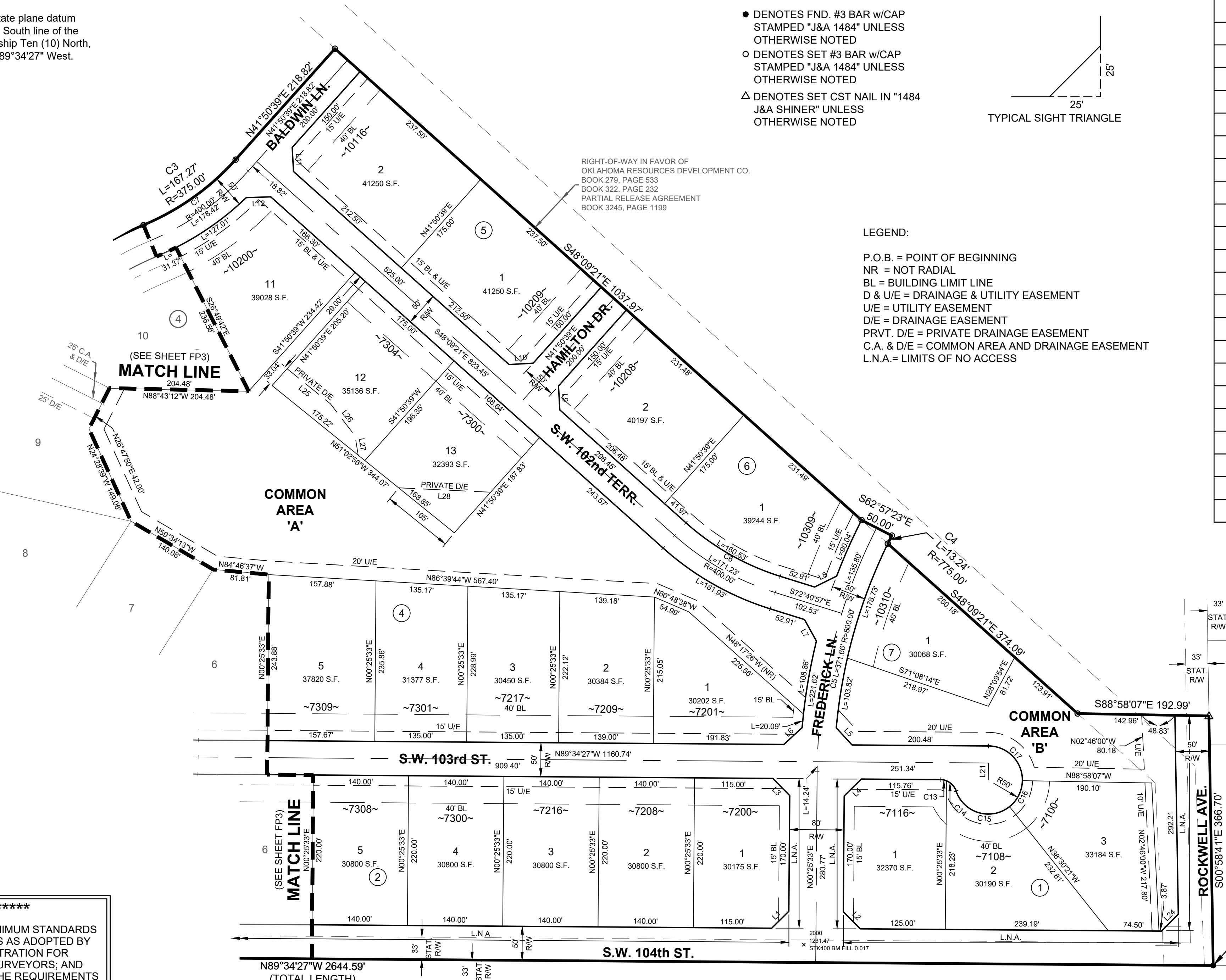
**Line Table**

Line #	Length	Direction
L1	35.36'	N45°25'33"E
L2	35.36'	N44°34'27"W
L3	35.36'	N44°34'27"W
L4	35.36'	N45°25'33"E
L5	34.16'	N42°39'41"W
L6	36.45'	S47°13'22"W
L7	36.15'	S28°59'06"E
L8	36.15'	S63°37'11"W
L9	35.36'	N03°09'21"W
L10	35.36'	N86°50'39"E
L11	35.36'	S03°09'21"E
L12	36.12'	N88°06'14"E
L13	36.60'	N55°37'33"E
L14	36.60'	S38°28'04"E
L15	35.74'	N43°56'36"W
L16	34.85'	S46°14'14"W
L17	35.36'	S45°25'33"W
L18	35.58'	N44°56'45"W
L19	35.36'	N44°40'57"E
L20	35.36'	S45°19'03"E
L21	25.00'	N00°25'33"E
L22	49.40'	S33°31'57"E
L23	34.26'	N89°34'27"W
L24	34.92'	N44°43'26"E
L25	81.61'	S51°02'56"E
L26	59.80'	S37°31'10"E
L27	28.42'	S09°04'15"E
L28	135.18'	S87°16'52"E

**\*\*\*\*\* 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.

CERT-NF REV 12-2007



- 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

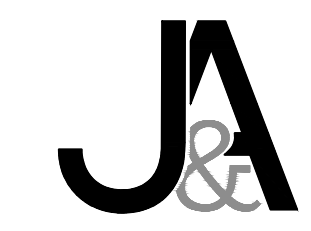
- LEGEND:**
- P.O.B. = POINT OF BEGINNING
  - NR = NOT RADIAL
  - BL = BUILDING LIMIT LINE
  - D & U/E = DRAINAGE & UTILITY EASEMENT
  - U/E = UTILITY EASEMENT
  - D/E = DRAINAGE EASEMENT
  - PRVT. D/E = PRIVATE DRAINAGE EASEMENT
  - C.A. & D/E = COMMON AREA AND DRAINAGE EASEMENT
  - L.N.A. = LIMITS OF NO ACCESS

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	141.46'	525.00'	71.16'	141.03'	N43°17'26"E	015°26'16"
C2	50.17'	525.00'	25.10'	50.15'	N64°39'47"E	005°28'32"
C3	167.27'	375.00'	85.05'	165.88'	N54°37'21"E	025°33'24"
C4	13.24'	775.00'	6.62'	13.24'	S26°33'15"W	000°58'44"
C5	371.66'	800.00'	189.24'	368.32'	N13°44'05"E	026°37'04"
C6	171.23'	400.00'	86.95'	169.92'	S60°25'09"E	024°31'36"
C7	178.42'	400.00'	90.72'	176.94'	S54°37'21"W	025°33'24"
C8	584.47'	500.00'	330.79'	551.76'	S33°54'48"W	066°58'30"
C9	93.94'	200.00'	47.85'	93.08'	S76°51'42"E	026°54'40"
C10	125.77'	400.00'	63.41'	125.25'	N72°24'49"W	018°00'53"
C11	209.38'	200.00'	115.43'	199.95'	N59°34'56"W	059°59'04"
C12	209.38'	200.00'	115.43'	199.95'	S59°34'56"E	059°59'04"
C13	9.47'	25.00'	4.79'	9.41'	N78°43'35"W	021°41'44"
C14	21.31'	25.00'	11.35'	20.67'	N43°27'43"W	048°49'59"
C15	95.52'	50.00'	70.70'	81.64'	S73°46'33"E	109°27'38"
C16	44.04'	50.00'	23.56'	42.63'	N26°15'46"E	050°27'46"
C17	79.07'	50.00'	50.53'	71.08'	N44°16'17"W	090°36'20"
C18	12.81'	18.00'	6.69'	12.54'	S19°58'04"E	040°47'13"
C19	59.20'	52.00'	33.28'	56.06'	N07°44'44"W	065°13'53"
C20	47.78'	52.00'	25.73'	46.12'	N51°11'34"E	052°38'44"
C21	48.73'	52.00'	26.32'	46.97'	S75°38'09"E	053°41'50"
C22	12.81'	18.00'	6.69'	12.54'	N69°10'51"W	040°47'13"
C23	12.78'	18.00'	6.68'	12.52'	S70°04'42"W	040°41'42"
C24	65.50'	52.00'	37.90'	61.26'	N85°49'07"E	072°10'31"
C25	89.45'	52.00'	60.42'	78.82'	S08°48'43"E	098°33'50"
C26	12.81'	18.00'	6.69'	12.54'	N20°04'34"E	040°47'14"
C27	21.03'	25.00'	11.18'	20.41'	N24°24'44"W	048°11'23"
C28	60.72'	50.00'	34.74'	57.06'	S13°43'05"E	069°34'41"
C29	39.86'	50.00'	21.06'	38.81'	S43°54'28"W	045°40'25"
C30	59.60'	50.00'	33.92'	56.14'	N79°06'21"W	068°17'56"
C31	81.01'	50.00'	52.53'	72.43'	N01°27'28"E	092°49'44"
C32	21.03'	25.00'	11.18'	20.41'	S23°46'39"W	048°11'23"

- 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 GENTRY CROSSING PHASE 1.
  - Maintenance of all common areas and private drainage easements within GENTRY CROSSING 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.

P.O.B.  
FND #3 BAR  
SE COR, SE/4,  
SEC. 5, T10N, R4W, I.M.

FINAL PLAT  
of  
**GENTRY CROSSING PHASE 1**

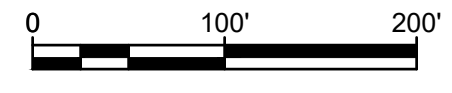
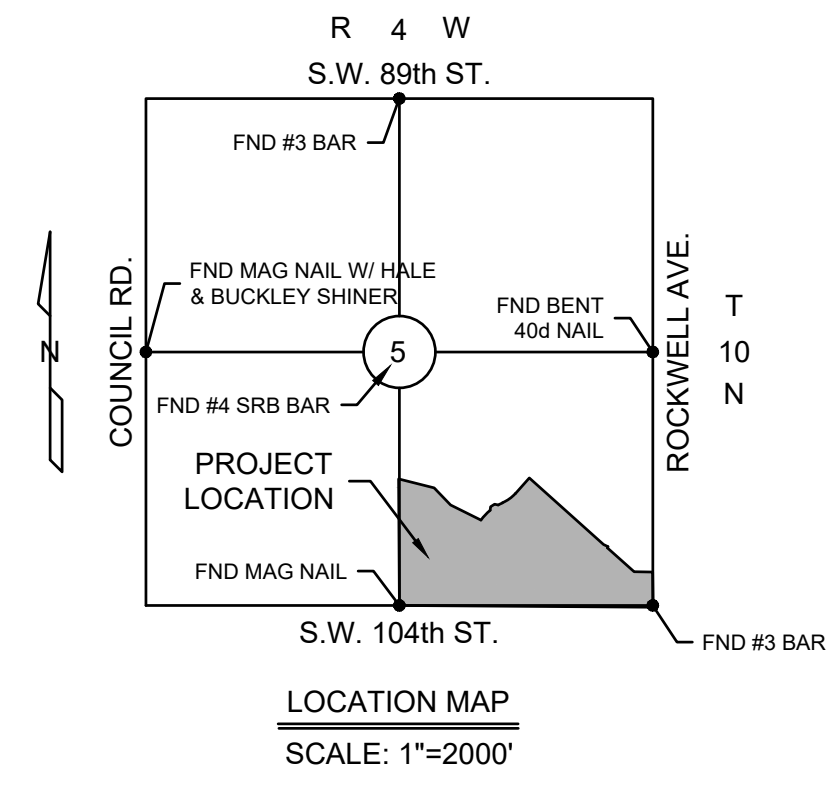


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FINAL PLAT  
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# GENTRY CROSSING PHASE 1

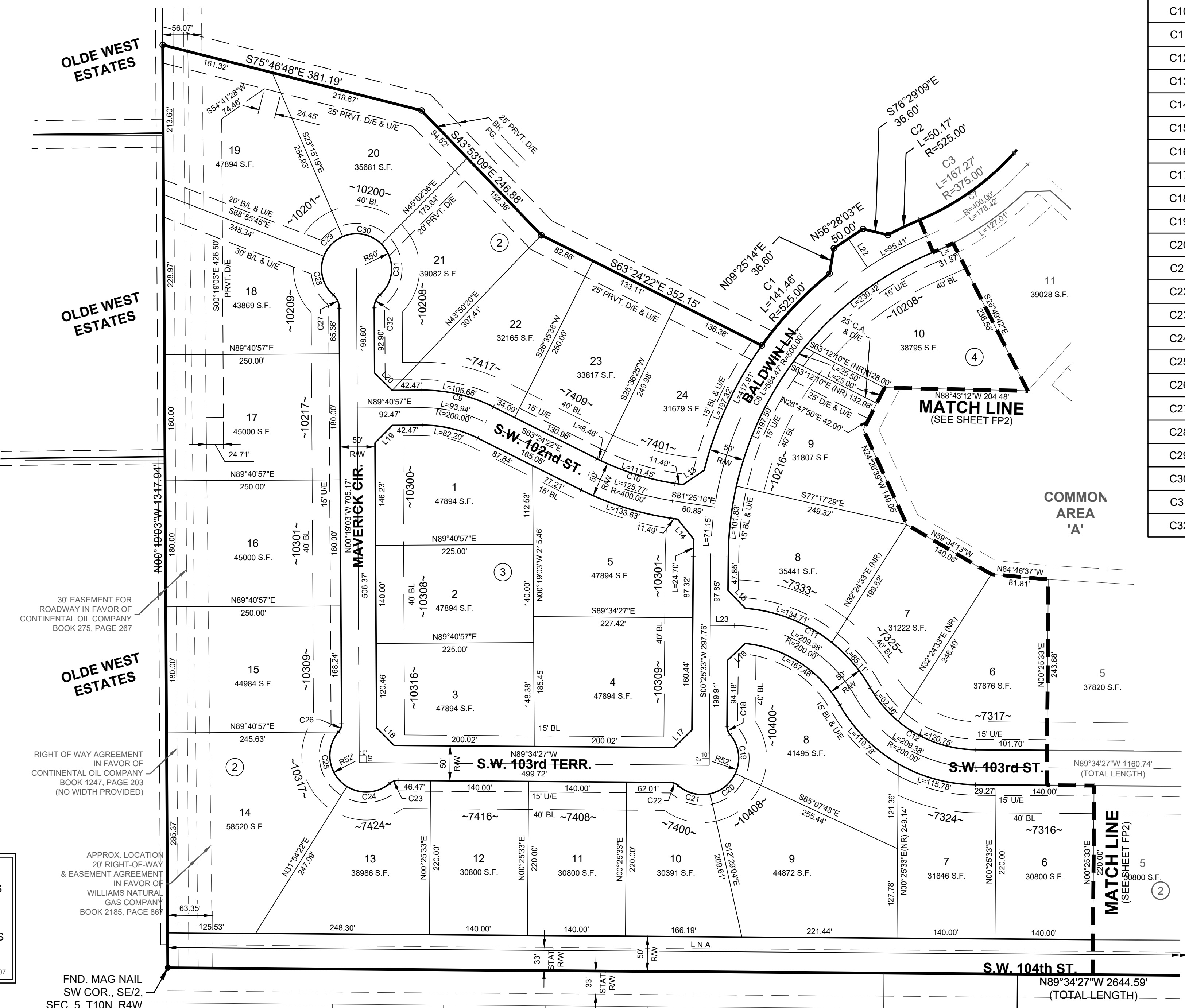
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AN ADDITION TO THE CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The South line of the Southeast Quarter (SE/4) of Section Five (5), Township Ten (10) North, Range Four (4) West having a bearing of North 89°34'27\"/>

Line #	Length	Direction
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Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
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C2	50.17'	525.00'	25.10'	50.15'	N64°39'47\"/>	
C3	167.27'	375.00'	85.05'	165.88'	N54°37'21\"/>	
C4	13.24'	775.00'	6.62'	13.24'	S26°33'15\"/>	
C5	371.66'	800.00'	189.24'	368.32'	N13°44'05\"/>	
C6	171.23'	400.00'	86.95'	169.92'	S60°25'09\"/>	
C7	178.42'	400.00'	90.72'	176.94'	S54°37'21\"/>	
C8	584.47'	500.00'	330.79'	551.76'	S33°54'48\"/>	
C9	93.94'	200.00'	47.85'	93.08'	S76°51'42\"/>	
C10	125.77'	400.00'	63.41'	125.25'	N72°24'49\"/>	
C11	209.38'	200.00'	115.43'	199.95'	N59°34'56\"/>	
C12	209.38'	200.00'	115.43'	199.95'	S59°34'56\"/>	
C13	9.47'	25.00'	4.79'	9.41'	N78°43'35\"/>	
C14	21.31'	25.00'	11.35'	20.67'	N43°27'43\"/>	
C15	95.52'	50.00'	70.70'	81.64'	S73°46'33\"/>	
C16	44.04'	50.00'	23.56'	42.63'	N26°15'46\"/>	
C17	79.07'	50.00'	50.53'	71.08'	N44°16'17\"/>	
C18	12.81'	18.00'	6.69'	12.54'	S19°58'04\"/>	
C19	59.20'	52.00'	33.28'	56.06'	N07°44'44\"/>	
C20	47.78'	52.00'	25.73'	46.12'	N51°11'34\"/>	
C21	48.73'	52.00'	26.32'	46.97'	S75°38'09\"/>	
C22	12.81'	18.00'	6.69'	12.54'	N69°10'51\"/>	
C23	12.78'	18.00'	6.68'	12.52'	S70°04'42\"/>	
C24	65.50'	52.00'	37.90'	61.26'	N85°49'07\"/>	
C25	89.45'	52.00'	60.42'	78.82'	S08°48'43\"/>	
C26	12.81'	18.00'	6.69'	12.54'	N20°04'34\"/>	
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C32	21.03'	25.00'	11.18'	20.41'	S23°46'39\"/>	



- 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 GENTRY CROSSING PHASE 1.
  - Maintenance of all common areas and private drainage easements within GENTRY CROSSING 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.

LEGEND:  
P.O.B. = POINT OF BEGINNING  
NR = NOT RADIAL  
BL = BUILDING LIMIT LINE  
D & U/E = DRAINAGE & UTILITY EASEMENT  
U/E = UTILITY EASEMENT  
D/E = DRAINAGE EASEMENT  
PRVT. D/E = PRIVATE DRAINAGE EASEMENT  
C.A. & D/E = COMMON AREA AND DRAINAGE EASEMENT  
L.N.A. = LIMITS OF NO ACCESS

\*\*\*\*\* 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.  
CERT-NY REV 12-2007

- 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
- TYPICAL SIGHT TRIANGLE

FINAL PLAT  
of  
**GENTRY CROSSING PHASE 1**

**J&A**  
Johnson & Associates, Inc.  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.jaok.com  
Certificate of Authorization #1484 Exp. Date: 06-30-2019  
ENGINEERS SURVEYORS PLANNERS