

FINAL PLAT  
of

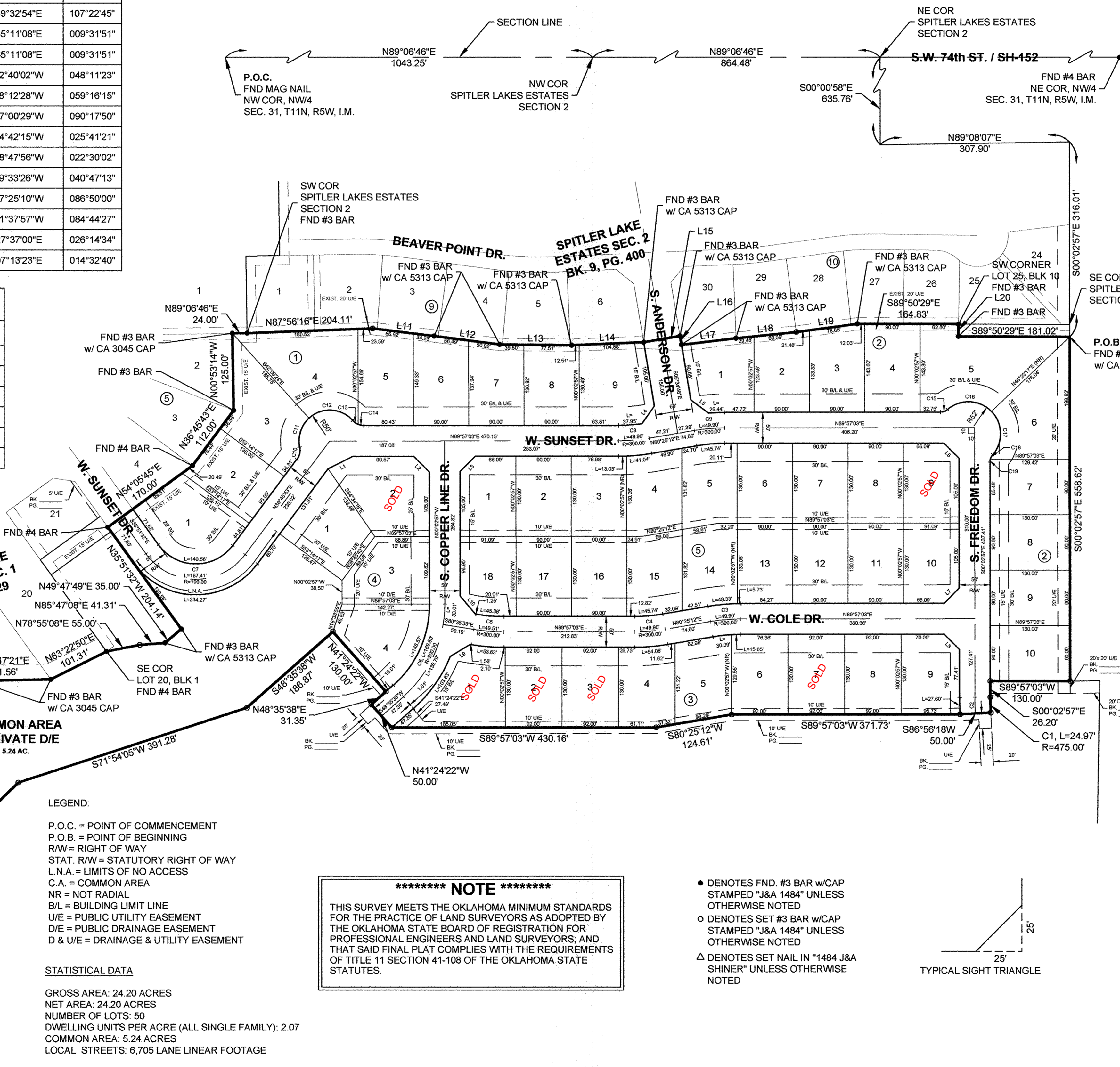
# SPITLER LAKE ESTATES SECTION 3

BEING A PART OF THE NW/4, SEC. 31, T11N, R5W, I.M.  
AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	24.97'	475.00'	12.49'	24.97'	S01°33'19"E	003°00'45"
C2	26.29'	500.00'	13.15'	26.29'	S01°33'19"E	003°00'45"
C3	49.90'	300.00'	25.01'	49.85'	N85°11'08"E	009°31'51"
C4	49.90'	300.00'	25.01'	49.85'	N85°11'08"E	009°31'51"
C5	49.51'	300.00'	24.81'	49.45'	S85°19'18"E	009°27'18"
C6	169.80'	200.00'	90.39'	164.74'	N24°16'20"E	048°38'35"
C7	187.41'	100.00'	136.08'	161.16'	S89°32'54"E	107°22'45"
C8	49.90'	300.00'	25.01'	49.85'	N85°11'08"E	009°31'51"
C9	49.90'	300.00'	25.01'	49.85'	N85°11'08"E	009°31'51"
C10	21.03'	25.00'	11.18'	20.41'	S12°40'02"W	048°11'23"
C11	51.72'	50.00'	28.44'	49.45'	S18°12'28"W	059°16'15"
C12	78.80'	50.00'	50.26'	70.89'	N87°00'29"W	090°17'50"
C13	11.21'	25.00'	5.70'	11.12'	N54°42'15"W	025°41'21"
C14	9.82'	25.00'	4.97'	9.75'	N78°47'56"W	022°30'02"
C15	12.81'	18.00'	6.69'	12.54'	S69°33'26"W	040°47'13"
C16	78.81'	52.00'	49.20'	71.48'	N87°25'10"W	086°50'00"
C17	76.91'	52.00'	47.43'	70.09'	N01°37'57"W	084°44'27"
C18	8.24'	18.00'	4.20'	8.17'	N27°37'00"E	026°14'34"
C19	4.57'	18.00'	2.30'	4.56'	N07°13'23"E	014°32'40"

Line Table		
Line #	Length	Direction
L1	44.71'	N63°21'23"E
L2	35.36'	S45°02'57"E
L3	35.36'	N44°57'03"E
L4	35.28'	S35°32'48"W
L5	36.17'	N53°14'52"W
L6	35.36'	S45°02'57"E
L7	35.36'	S44°57'03"W
L8	35.36'	S45°02'57"E
L9	38.18'	N59°11'17"E
L10	38.15'	N40°19'18"W
L11	101.15'	S83°06'15"E
L12	107.41'	S82°40'34"E
L13	117.01'	S89°20'56"E
L14	117.39'	N87°34'10"E

Line Table		
Line #	Length	Direction
L15	60.00'	N80°25'12"E
L16	14.35'	S09°34'48"E
L17	89.39'	N83°13'20"E
L18	98.57'	N84°06'28"E
L19	100.11'	N82°23'56"E
L20	20.00'	S00°54'35"W



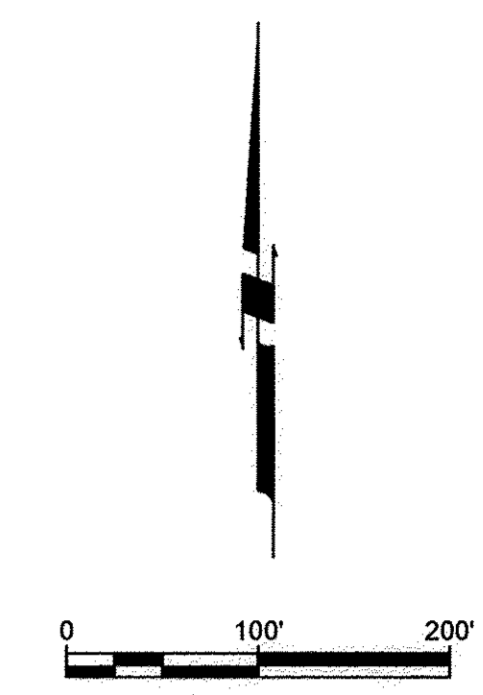
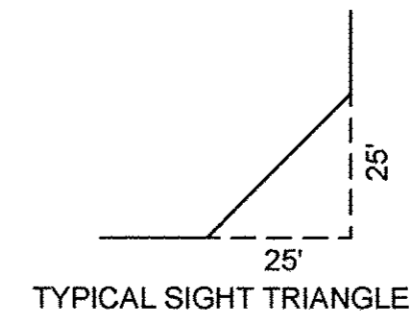
**LEGEND:**  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
RW = RIGHT OF WAY  
STAT. RW = STATUTORY RIGHT OF WAY  
L.N.A. = LIMITS OF NO ACCESS  
C.A. = COMMON AREA  
NR = NOT RADIAL  
BL = BUILDING LIMIT LINE  
UE = PUBLIC UTILITY EASEMENT  
D & U/E = DRAINAGE & UTILITY EASEMENT

**STATISTICAL DATA**

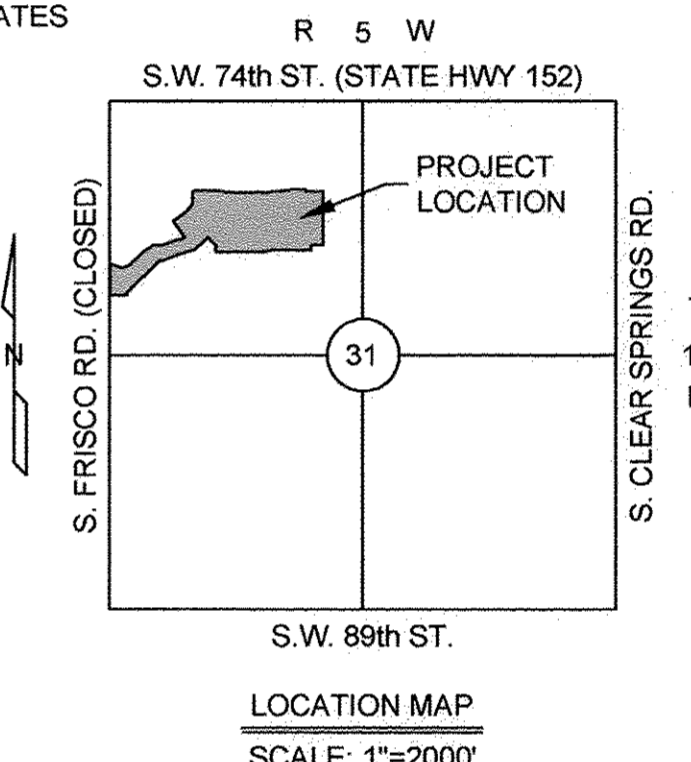
GROSS AREA: 24.20 ACRES  
NET AREA: 24.20 ACRES  
NUMBER OF LOTS: 50  
DWELLING UNITS PER ACRE (ALL SINGLE FAMILY): 2.07  
COMMON AREA: 5.24 ACRES  
LOCAL STREETS: 6,705 LANE LINEAR FOOTAGE

**\*\*\*\*\* 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



**BASIS OF BEARING**  
Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83) The North line of the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Eleven (11) North, Range Five (5) West having a bearing of North 89°06'46" East.



- 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 SPITLER LAKE ESTATES SECTION 3.
  - Maintenance of all common areas and private drainage easements within SPITLER LAKE ESTATES SECTION 3 shall be the responsibility of the Property Owners Association. All maintenance of common areas and private drainage easements shall be the responsibility of the Property Owners Association of SPITLER LAKE ESTATES SECTION 3. The property Owners Association shall, at a minimum, include as members the then current owners of tracts within the platted area, and shall exist in perpetuity. The obligation to maintain the common areas and private drainage easements is intended to benefit, and may be enforced by, the City of Mustang.
  - 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.

FINAL PLAT  
of  
**SPITLER LAKE ESTATES SECTION 3**

**J&A**  
**Johnson & Associates**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.jaoko.com  
Certificate of Authorization #1484 Exp. Date: 06-30-2023  
• ENGINEERS • SURVEYORS • PLANNERS •