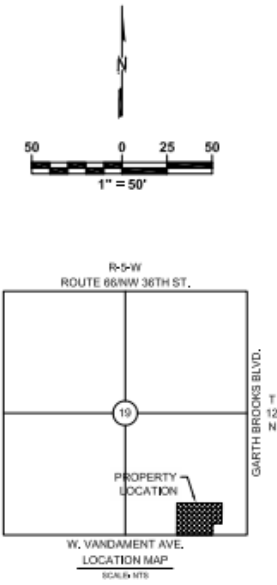


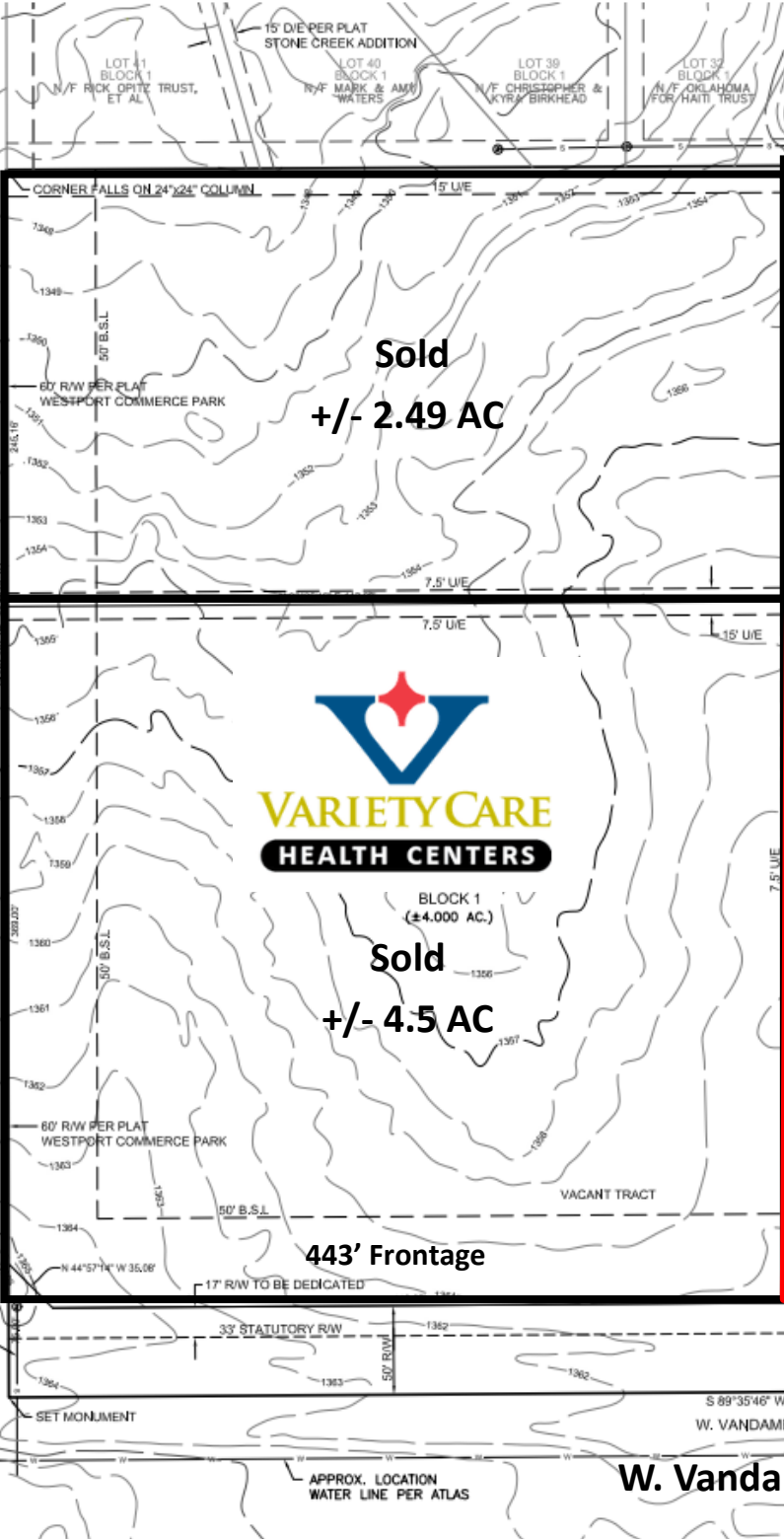
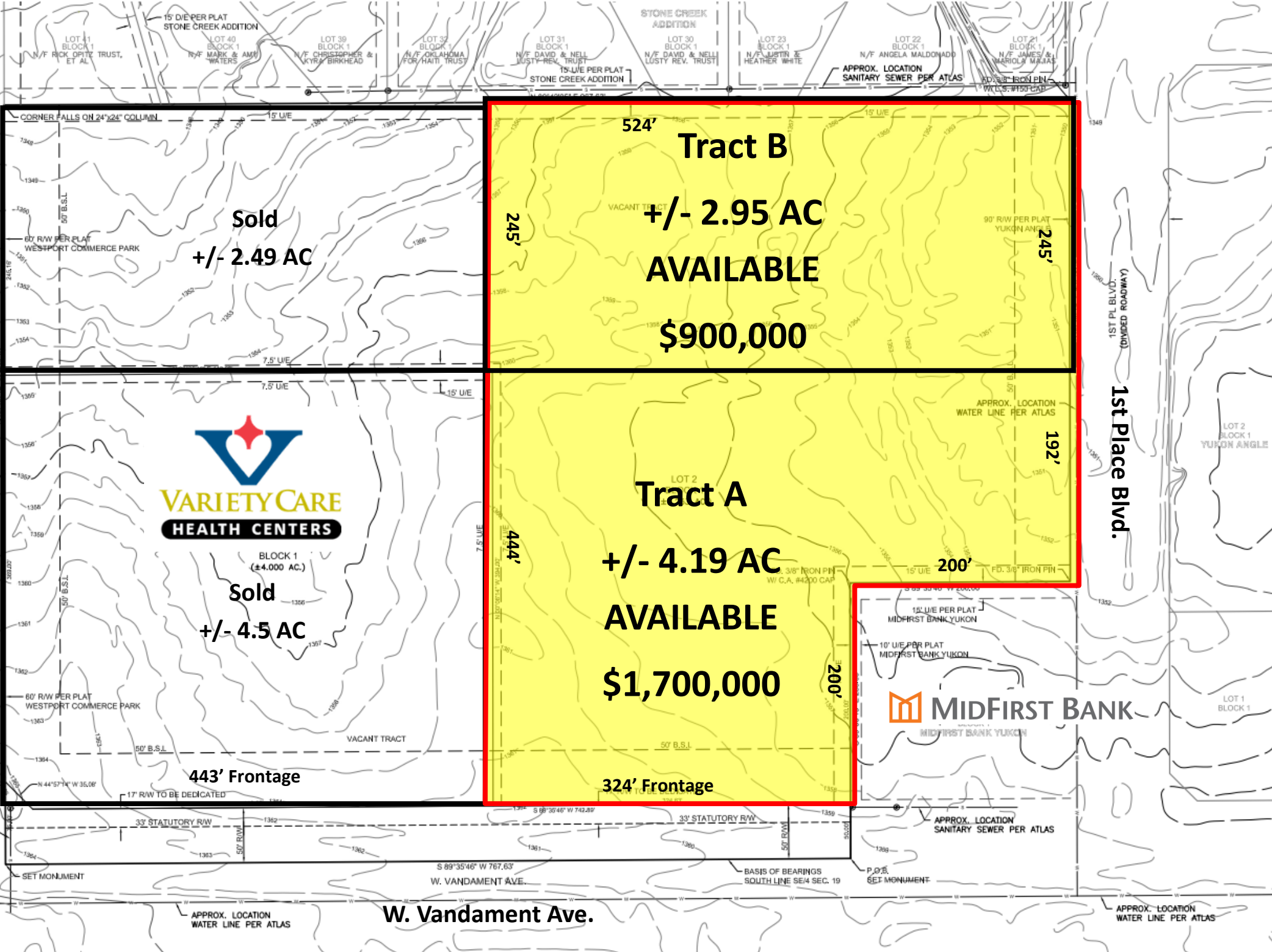
PRELIMINARY PLAT
VANDAMENT WESTPORT DEVELOPMENT
BEING A PART OF THE SE/4 OF SEC. 19, T.12N., R.5W., I.M.
CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA



OWNER & SUBDIVIDER:
BRYANT STEVEN VENTURES, LLC
PO BOX 850795
YUKON, OK 73085

ENGINEER & SURVEYOR:
WALLACE DESIGN COLLECTIVE
410 N. WALNUT ST., SUITE 200
OKLAHOMA CITY, OK 73104

- PROPERTY INFORMATION**
- PROPERTY GROSS AREA OF 14.141 ACRES
 - TOTAL LOT AREA OF 13.253 ACRES
 - ROADWAY RIGHT OF WAY CFB,888 ACRES
 - PROPOSED SUBDIVISION CONTAINS TWO (2) LOTS IN ONE (1) BLOCK
 - CURRENT ZONING CG - RESTRICTED COMMERCIAL



LEGEND	
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
U/E	UTILITY EASEMENT
○	SANITARY SEWER MANHOLE
— S —	SANITARY SEWER
— W —	WATER LINE
— 390 —	MAJOR CONTOUR (5 FT INT.)
— 389 —	MINOR CONTOUR (1 FT INT.)

LEGAL DESCRIPTION
(PER DEED BOOK 4364 PAGE 980)
A part of the Southeast Quarter of Section Nineteen (19), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:
Beginning 744.5 feet West of the Southeast Corner;
thence West 767.63 feet;
thence North 690.35 feet;
thence East 968.04 feet;
thence South 288 feet;
thence West 327 feet;
thence South 220 feet;
thence East 127 feet;
thence South 200 feet to the point of beginning.
Containing square feet or acres, more or less.

- GENERAL NOTES**
- CONTOURS SHOWN HEREON PER CITY OF YUKON GIS INFORMATION.
 - PROPERTY CORNER MONUMENTATION SHOWN HEREON PER ALTAACSM LAND TITLE SURVEY COMPLETED DECEMBER 8, 2015 BY CRAFTON FULL, WALLACE DESIGN COLLECTIVE, PC. HAS NOT COMPLETED ANY FIELD WORK FOR VERIFICATION OF MONUMENTS AND BOUNDARY SHOWN HEREON. BASIS OF BEARINGS OF SOUTH 89°35'48" WEST AS THE SOUTH LINE OF THE SOUTHEAST CORNER OF SECTION 19 AS SHOWN HEREON PER SAID ALTA SURVEY.
 - WATER LINE AND SANITARY SEWER LOCATIONS PER CITY OF YUKON GIS.
 - ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES PER CITY OF YUKON GIS, LACKING EXCAVATION, THE EXACT LOCATION, SIZE, AND MATERIAL, ETC., THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY COMPLETELY, AND RELIABLY DETECTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
 - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND SHALL BE MARKED AND VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION OR BORING.
 - SUBJECT PROPERTY FALLS WHOLLY WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP PANEL 40017C0410M WITH AN EFFECTIVE REVISED DATE OF SEPTEMBER 26, 2005.
 - NO ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION WAS PROVIDED FOR THE COMPLETION OF THIS SURVEY.

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



VANDAMENT WESTPORT DEVELOPMENT

W. VANDEMENT AVE., YUKON, OKLAHOMA

DATE	
DESCRIPTION	
REV	
PROJECT NO.	2480025
DATE	05-09-2024
SHEET NAME	PRELIMINARY PLAT
SHEET NO.	1 OF 1