

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Remington Land Development, Inc., an Oklahoma corporation, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and plotted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 11th day of January, 2022. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

Remington Land Development, Inc. an Oklahoma corporation
Mark Livingston, Vice President

STATE OF OKLAHOMA }
COUNTY OF CLEVELAND }

Before me, the undersigned Notary Public, in and for said County and State on this 11th day of January, 2022, personally appeared Mark Livingston, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES: MAY 02, 2023
June E. Young, NOTARY PUBLIC, #11004011

LEGAL DESCRIPTION

A tract of land situate within the Northwest Quarter (NW/4) of Section Fifteen (15), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; thence N89°48'07"E along the North line of said NW/4 a distance of 579.51 feet to the POINT OF BEGINNING; thence continuing

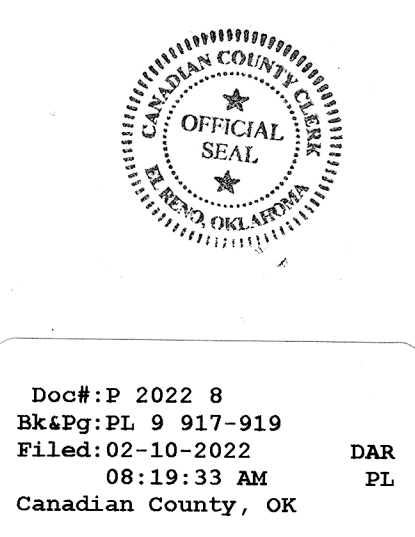
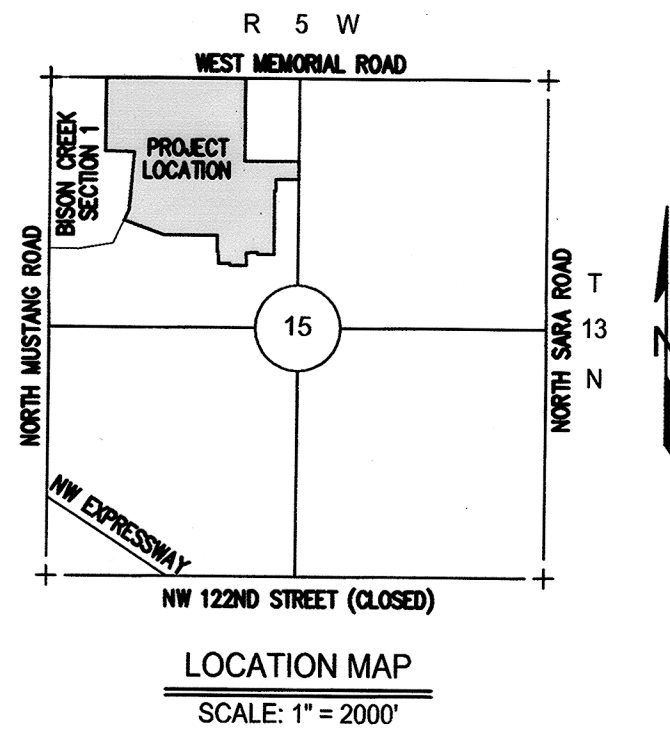
N89°48'07"E along said North line a distance of 1452.03 feet; thence S00°15'07"E a distance of 874.00 feet; thence N89°48'07"E a distance of 600.00 feet to a point on the East line of said NW/4; thence S00°15'07"E along said East line a distance of 186.95 feet; thence S89°48'07"W a distance of 275.18 feet; thence S00°11'53"E a distance of 120.00 feet; thence S89°48'07"W a distance of 15.00 feet; thence S00°11'53"E a distance of 660.00 feet; thence S89°48'07"W a distance of 170.00 feet; thence N00°11'53"W a distance of 20.00 feet; thence S89°48'07"W a distance of 120.00 feet; thence S00°11'53"E a distance of 130.00 feet; thence

S89°48'07"W a distance of 170.00 feet; thence N00°11'53"W a distance of 20.00 feet; thence S89°48'07"W a distance of 120.00 feet; thence N00°11'53"W a distance of 120.00 feet; thence S89°48'07"W a distance of 10.00 feet; thence N00°11'53"W a distance of 170.00 feet; thence S89°48'07"W a distance of 552.56 feet; thence N70°37'11"W a distance of 451.78 feet to a point on the exterior boundary line of BISON CREEK, SECTION 1, according to the recorded plat thereof; thence along said exterior boundary line the following Four (4) courses:

- 1. N25°02'26"E a distance of 121.18 feet; thence
2. N05°13'36"E a distance of 602.63 feet; thence
3. N88°22'16"W a distance of 303.43 feet; thence
4. N00°11'53"W a distance of 770.35 feet to the POINT OF BEGINNING.

Said tract contains 2,570,125 Sq Ft or 59.00 Acres, more or less.

FINAL PLAT OF BISON CREEK SECTION 2 A PART OF THE NW/4 OF SECTION 15, T13N, R5W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



Doc#: P 2022 8
Bk&Pg: PL 9 917-919
Filed: 02-10-2022 08:19:33 AM
Canadian County, OK

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in Remington Land Development, Inc., an Oklahoma corporation, that on the 11th day of January, 2022, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year 2021 and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages, or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 7th day of January, 2022.

First American Title Insurance Company
Notary Public, # 20001330

STATE OF OKLAHOMA }
COUNTY OF Canadian }
Before me, the undersigned Notary Public, in and for said County and State on this 7th day of January, 2022, personally appeared Debra K. Simpson, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.
MY COMMISSION EXPIRES: 1-31-2024
Notary Public, # 20001330

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of OKLAHOMA CITY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of OKLAHOMA CITY, OKLAHOMA, this 16th day of February, 2022.

Attest: Amy K. Simpson, City Clerk; David Holt, Mayor

CERTIFICATE OF CITY CLERK

I, Amy K. Simpson, City Clerk of the CITY of OKLAHOMA CITY, STATE of OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unperfected installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 16th day of February, 2022.

ADDRESSES

Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

NOTES

- 1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure 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.
2. Monuments shall be as follows: Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or 3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
3. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent, shall be placed within the drainage related common areas and/or drainage areas 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.
4. A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.
5. Two 1 1/2 inch caliper trees, or one 3-inch caliper tree, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.
6. COMMON AREA 'A' contains and encompasses FEMA Flood Zone.

LAND SURVEYOR'S CERTIFICATE

I, DENVER WINCHESTER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

Denver Winchester, PLS 1952

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }

Before me, the undersigned Notary Public, in and for said County and State on this 7th day of Jan, 2022, personally appeared DENVER WINCHESTER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES: March 28, 2023
Notary Public, #03005138

CITY PLANNING COMMISSION APPROVAL

I, Geoffrey Duttler, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 10th day of December, 2020.

Geoffrey Duttler, PLANNING DIRECTOR

COUNTY TREASURER'S CERTIFICATE

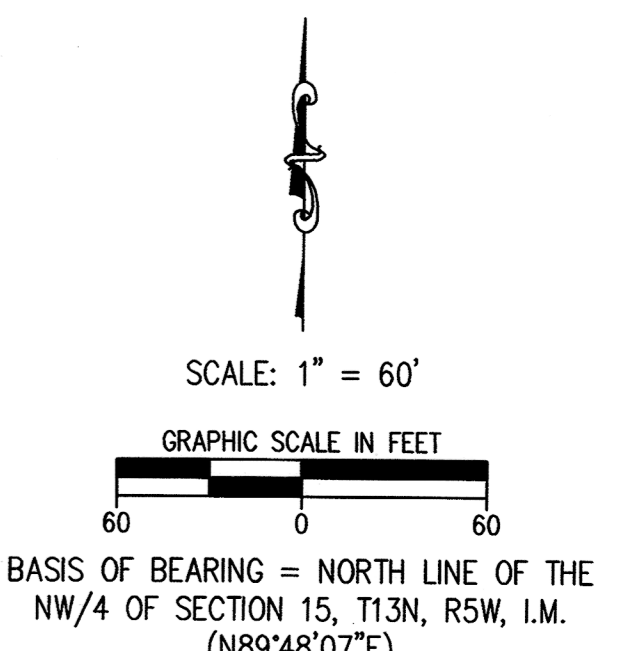
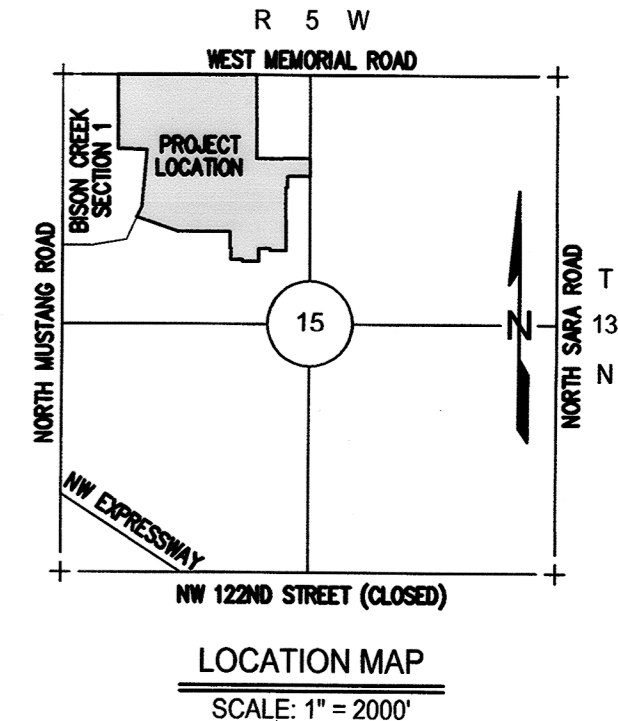
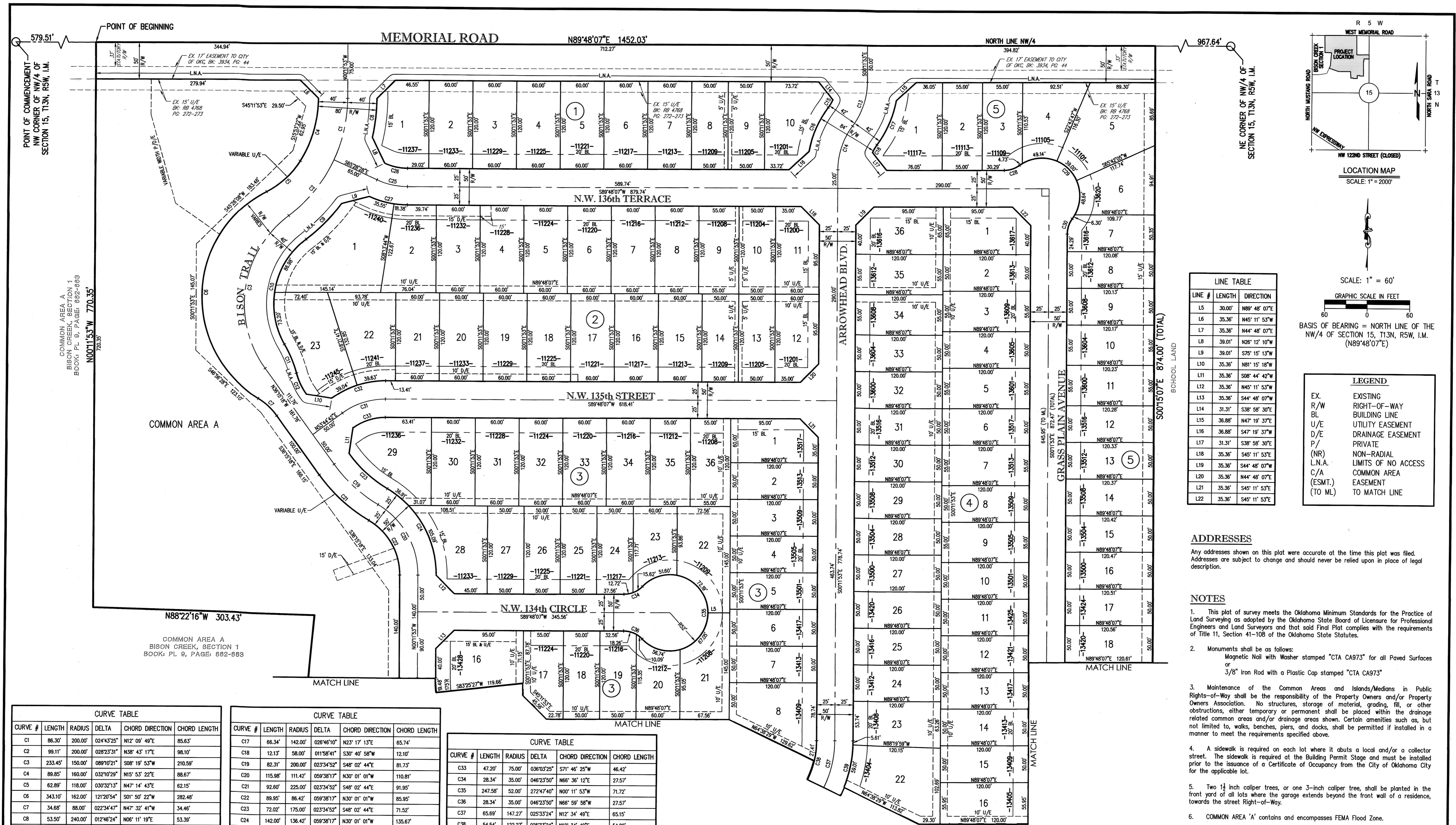
I, Carolyn M. Leck, do hereby certify that I am the duly elected, qualified and acting County Treasurer of CANADIAN COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2021, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of El Reno, OKLAHOMA, this 20th day of February, 2022.

Carolyn M. Leck by Deanna Cash, COUNTY TREASURER



FINAL PLAT BISON CREEK, SECTION 2
300 Pointe Parkway Blvd, Yukon, Oklahoma 73099
Crafton Tull architecture | engineering | surveying
405.787.6270 | 405.787.6276 | www.craftontull.com
SHEET NO.: 1 OF 3
DATE: 01/07/22
PROJECT NO.: 20609200
CD-2947



SCALE: 1" = 60'  
 BASIS OF BEARING = NORTH LINE OF THE NW/4 OF SECTION 15, T13N, R5W, I.M. (N89°48'07"E)

**LEGEND**

|         |                     |
|---------|---------------------|
| EX.     | EXISTING            |
| R/W     | RIGHT-OF-WAY        |
| BL      | BUILDING LINE       |
| U/E     | UTILITY EASEMENT    |
| D/E     | DRAINAGE EASEMENT   |
| P/      | PRIVATE             |
| (NR)    | NON-RADIAL          |
| L.N.A.  | LIMITS OF NO ACCESS |
| C/A     | COMMON AREA         |
| (ESMT.) | EASEMENT            |
| (TO ML) | TO MATCH LINE       |

**LINE TABLE**

| LINE # | LENGTH | DIRECTION   |
|--------|--------|-------------|
| L5     | 30.00' | N89°48'07"E |
| L6     | 35.36' | N45°11'53"W |
| L7     | 35.36' | N44°48'07"E |
| L8     | 39.01' | N26°12'10"W |
| L9     | 39.01' | S75°15'13"W |
| L10    | 35.36' | N81°15'18"W |
| L11    | 35.36' | S08°44'42"W |
| L12    | 35.36' | N45°11'53"W |
| L13    | 35.36' | S44°48'07"W |
| L14    | 31.31' | S38°58'30"E |
| L15    | 36.88' | N47°19'37"E |
| L16    | 36.88' | S47°19'37"W |
| L17    | 31.31' | S38°58'30"E |
| L18    | 35.36' | S45°11'53"E |
| L19    | 35.36' | S44°48'07"W |
| L20    | 35.36' | N44°48'07"E |
| L21    | 35.36' | S45°11'53"E |
| L22    | 35.36' | S45°11'53"E |

**ADDRESSES**

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**NOTES**

- This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure 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.
- Monuments shall be as follows:  
 Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or  
 3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
- Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas 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.
- A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.
- Two 1 1/2 inch caliper trees, or one 3-inch caliper tree, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.
- COMMON AREA 'A' contains and encompasses FEMA Flood Zone.

**CURVE TABLE**

| CURVE # | LENGTH  | RADIUS  | DELTA      | CHORD DIRECTION | CHORD LENGTH |
|---------|---------|---------|------------|-----------------|--------------|
| C1      | 86.30'  | 200.00' | 024°43'25" | N12°09'49"E     | 85.63'       |
| C2      | 99.11'  | 200.00' | 028°23'31" | N38°43'17"E     | 98.10'       |
| C3      | 233.45' | 150.00' | 089°10'21" | S08°19'53"W     | 210.59'      |
| C4      | 89.85'  | 160.00' | 032°10'29" | N15°53'22"E     | 88.67'       |
| C5      | 62.89'  | 118.00' | 030°32'13" | N47°14'43"E     | 62.15'       |
| C6      | 343.10' | 162.00' | 121°20'54" | S01°50'22"W     | 282.48'      |
| C7      | 34.88'  | 88.00'  | 022°34'47" | N47°32'41"W     | 34.46'       |
| C8      | 53.50'  | 240.00' | 012°46'24" | N06°11'19"E     | 53.39'       |
| C9      | 68.87'  | 240.00' | 016°26'31" | N44°41'48"E     | 68.64'       |
| C10     | 160.18' | 110.00' | 083°26'00" | S11°12'03"W     | 146.40'      |
| C11     | 42.71'  | 162.00' | 015°06'21" | N22°57'47"W     | 42.59'       |
| C12     | 32.02'  | 88.00'  | 020°50'42" | S25°49'57"E     | 31.84'       |
| C13     | 64.35'  | 100.00' | 036°52'12" | N18°14'13"E     | 63.25'       |
| C14     | 64.35'  | 100.00' | 036°52'12" | S18°14'13"W     | 63.25'       |
| C15     | 12.13'  | 58.00'  | 011°58'41" | N30°40'58"E     | 12.10'       |
| C16     | 66.34'  | 142.00' | 026°46'10" | S23°17'13"W     | 65.74'       |

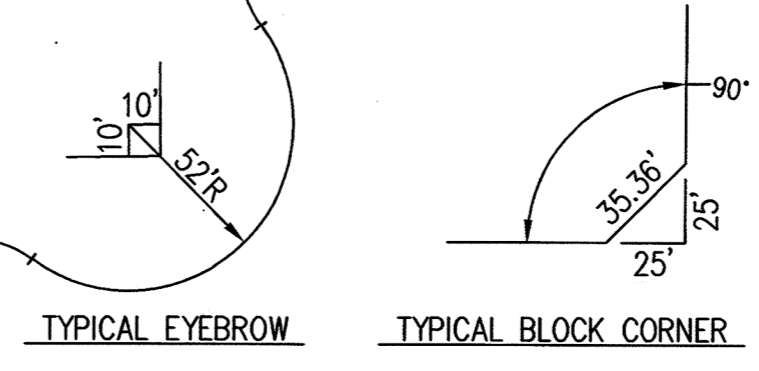
**CURVE TABLE**

| CURVE # | LENGTH  | RADIUS  | DELTA      | CHORD DIRECTION | CHORD LENGTH |
|---------|---------|---------|------------|-----------------|--------------|
| C17     | 66.34'  | 142.00' | 026°46'10" | N23°17'13"E     | 65.74'       |
| C18     | 12.13'  | 58.00'  | 011°58'41" | S30°40'58"W     | 12.10'       |
| C19     | 82.31'  | 200.00' | 023°34'52" | S48°02'44"E     | 81.73'       |
| C20     | 115.98' | 111.42' | 059°38'17" | N30°01'01"W     | 110.81'      |
| C21     | 92.80'  | 225.00' | 023°34'52" | S48°02'44"E     | 91.95'       |
| C22     | 89.95'  | 86.42'  | 059°38'17" | N30°01'01"W     | 85.95'       |
| C23     | 72.02'  | 175.00' | 023°34'52" | S48°02'44"E     | 71.52'       |
| C24     | 142.00' | 136.42' | 059°38'17" | N30°01'01"W     | 135.67'      |
| C25     | 43.15'  | 100.00' | 024°43'25" | S77°50'11"E     | 42.82'       |
| C26     | 32.36'  | 75.00'  | 024°43'25" | S77°50'11"E     | 32.11'       |
| C27     | 53.94'  | 125.00' | 024°43'25" | S77°50'11"E     | 53.52'       |
| C28     | 22.25'  | 35.00'  | 036°25'43" | N71°35'16"E     | 21.88'       |
| C29     | 147.80' | 52.00'  | 162°51'26" | N45°11'53"W     | 102.84'      |
| C30     | 22.25'  | 35.00'  | 036°25'43" | S18°00'58"W     | 21.88'       |
| C31     | 62.93'  | 100.00' | 036°25'43" | S71°46'25"W     | 61.90'       |
| C32     | 78.66'  | 125.00' | 036°25'43" | S71°46'25"W     | 77.37'       |

**CURVE TABLE**

| CURVE # | LENGTH  | RADIUS  | DELTA      | CHORD DIRECTION | CHORD LENGTH |
|---------|---------|---------|------------|-----------------|--------------|
| C33     | 47.20'  | 75.00'  | 036°25'43" | S71°46'25"W     | 46.42'       |
| C34     | 28.34'  | 35.00'  | 046°23'50" | N66°36'12"E     | 27.57'       |
| C35     | 247.58' | 52.00'  | 272°47'40" | N00°11'53"W     | 71.72'       |
| C36     | 28.34'  | 35.00'  | 046°23'50" | N66°59'58"W     | 27.57'       |
| C37     | 65.69'  | 147.22' | 025°33'24" | N12°34'49"E     | 65.15'       |
| C38     | 54.54'  | 122.27' | 025°33'24" | N12°34'49"E     | 54.09'       |
| C39     | 76.84'  | 172.27' | 025°33'24" | N12°34'49"E     | 76.21'       |

**FINAL PLAT OF BISON CREEK SECTION 2**  
 A PART OF THE NW/4 OF SECTION 15, T13N, R5W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



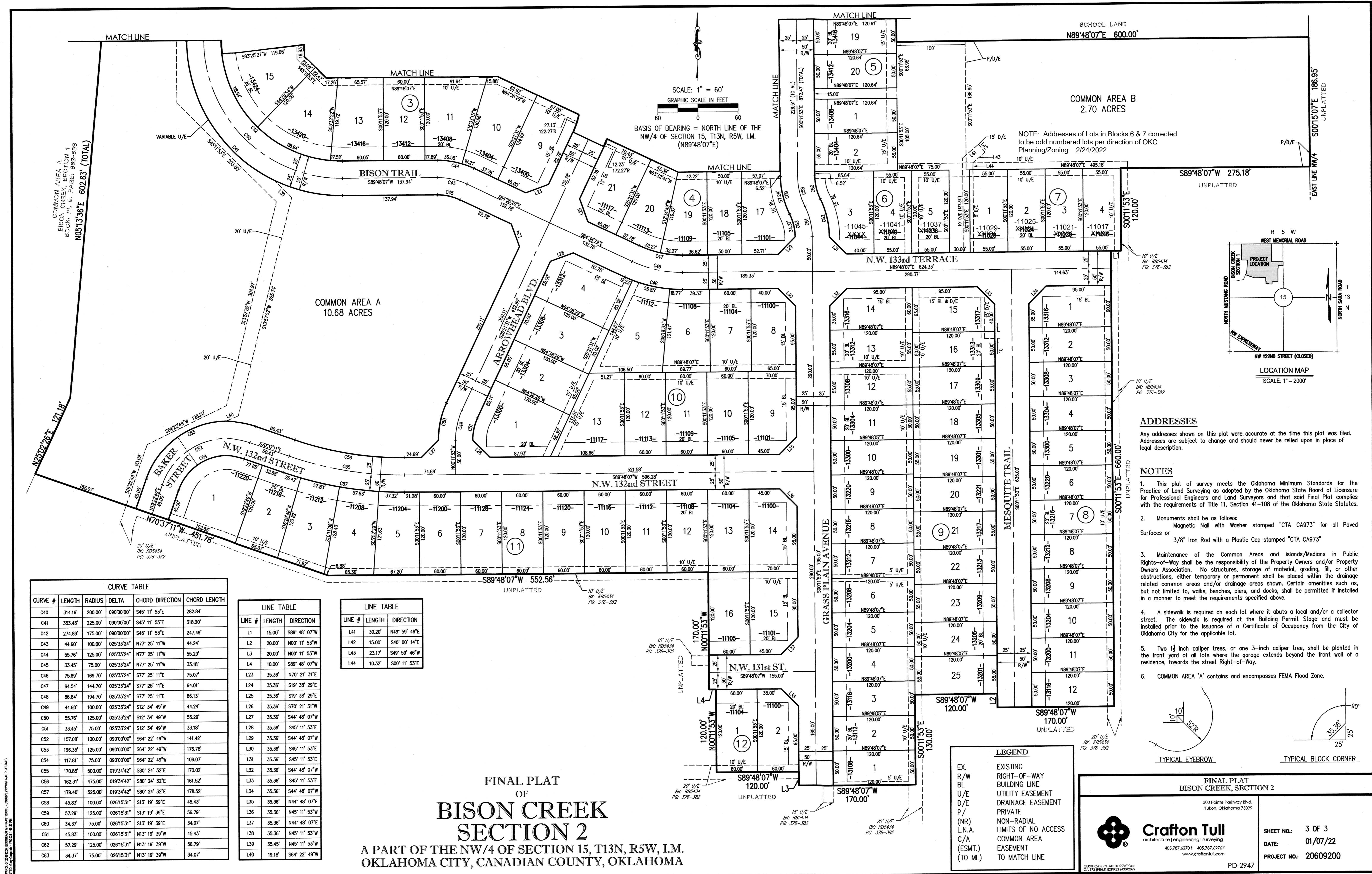
**FINAL PLAT BISON CREEK, SECTION 2**  
 300 Points Parkway Blvd.  
 Yukon, Oklahoma 73099

**Crafton Tull**  
 architecture | engineering | surveying  
 405.787.6271 | 405.787.6271  
 www.craftontull.com

CERTIFICATE OF AUTHORIZATION: CA 173 (PEL) EXPIRES 12/31/2022

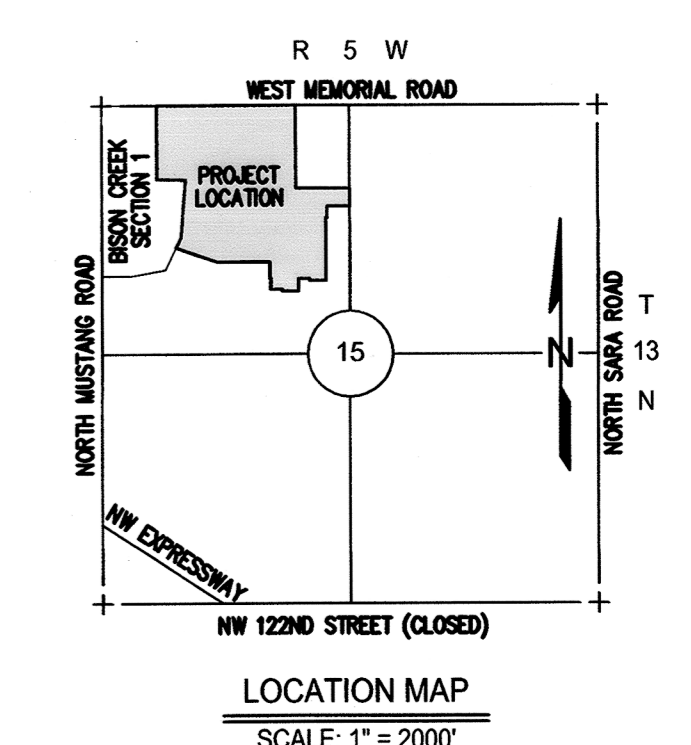
SHEET NO.: 2 OF 3  
 DATE: 01/07/22  
 PROJECT NO.: 20609200

PD-2947



SCALE: 1" = 60'  
 GRAPHIC SCALE IN FEET  
 BASIS OF BEARING = NORTH LINE OF THE  
 NW/4 OF SECTION 15, T13N, R5W, I.M.  
 (N89°48'07"E)

NOTE: Addresses of Lots in Blocks 6 & 7 corrected  
 to be odd numbered lots per direction of OKC  
 Planning/Zoning. 2/24/2022



**ADDRESSES**  
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**NOTES**

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- COMMON AREA 'A' contains and encompasses FEMA Flood Zone.

| CURVE TABLE |         |         |            |                 |              |
|-------------|---------|---------|------------|-----------------|--------------|
| CURVE #     | LENGTH  | RADIUS  | DELTA      | CHORD DIRECTION | CHORD LENGTH |
| C40         | 314.16' | 200.00' | 090°00'00" | S45° 11' 53"E   | 282.84'      |
| C41         | 353.43' | 225.00' | 090°00'00" | S45° 11' 53"E   | 318.20'      |
| C42         | 274.89' | 175.00' | 090°00'00" | S45° 11' 53"E   | 247.49'      |
| C43         | 44.60'  | 100.00' | 025°33'24" | N77° 25' 11"W   | 44.24'       |
| C44         | 55.76'  | 125.00' | 025°33'24" | N77° 25' 11"W   | 55.29'       |
| C45         | 33.45'  | 75.00'  | 025°33'24" | N77° 25' 11"W   | 33.18'       |
| C46         | 75.69'  | 169.70' | 025°33'24" | S77° 25' 11"E   | 75.07'       |
| C47         | 64.54'  | 144.70' | 025°33'24" | S77° 25' 11"E   | 64.01'       |
| C48         | 86.84'  | 194.70' | 025°33'24" | S77° 25' 11"E   | 86.13'       |
| C49         | 44.60'  | 100.00' | 025°33'24" | S12° 34' 49"W   | 44.24'       |
| C50         | 55.76'  | 125.00' | 025°33'24" | S12° 34' 49"W   | 55.29'       |
| C51         | 33.45'  | 75.00'  | 025°33'24" | S12° 34' 49"W   | 33.18'       |
| C52         | 157.08' | 100.00' | 090°00'00" | S64° 22' 49"W   | 141.42'      |
| C53         | 196.35' | 125.00' | 090°00'00" | S64° 22' 49"W   | 176.78'      |
| C54         | 117.81' | 75.00'  | 090°00'00" | S64° 22' 49"W   | 106.07'      |
| C55         | 170.85' | 500.00' | 019°34'42" | S80° 24' 32"E   | 170.02'      |
| C56         | 162.31' | 475.00' | 019°34'42" | S80° 24' 32"E   | 161.52'      |
| C57         | 178.40' | 525.00' | 019°34'42" | S80° 24' 32"E   | 178.52'      |
| C58         | 45.63'  | 100.00' | 026°15'31" | S13° 19' 39"E   | 45.43'       |
| C59         | 57.29'  | 125.00' | 026°15'31" | S13° 19' 39"E   | 56.79'       |
| C60         | 34.37'  | 75.00'  | 026°15'31" | S13° 19' 39"E   | 34.07'       |
| C61         | 45.63'  | 100.00' | 026°15'31" | N13° 19' 39"W   | 45.43'       |
| C62         | 57.29'  | 125.00' | 026°15'31" | N13° 19' 39"W   | 56.79'       |
| C63         | 34.37'  | 75.00'  | 026°15'31" | N13° 19' 39"W   | 34.07'       |

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L1         | 15.00' | S89° 48' 07"W |
| L2         | 20.00' | N00° 11' 53"W |
| L3         | 20.00' | N00° 11' 53"W |
| L4         | 10.00' | S89° 48' 07"W |
| L23        | 35.36' | N70° 21' 31"E |
| L24        | 35.36' | S19° 38' 29"E |
| L25        | 35.36' | S19° 38' 29"E |
| L26        | 35.36' | S70° 21' 31"W |
| L27        | 35.36' | S44° 48' 07"W |
| L28        | 35.36' | S45° 11' 53"E |
| L29        | 35.36' | S44° 48' 07"W |
| L30        | 35.36' | S45° 11' 53"E |
| L31        | 35.36' | S45° 11' 53"E |
| L32        | 35.36' | S44° 48' 07"W |
| L33        | 35.36' | S45° 11' 53"E |
| L34        | 35.36' | S44° 48' 07"W |
| L35        | 35.36' | N44° 48' 07"E |
| L36        | 35.36' | N45° 11' 53"W |
| L37        | 35.36' | N44° 48' 07"E |
| L38        | 35.36' | N45° 11' 53"W |
| L39        | 35.45' | N45° 11' 53"W |
| L40        | 19.18' | S64° 22' 49"W |

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L41        | 30.20' | N49° 59' 46"E |
| L42        | 15.00' | S40° 00' 14"E |
| L43        | 23.17' | S49° 59' 46"W |
| L44        | 10.32' | S00° 11' 53"E |

FINAL PLAT  
 OF  
**BISON CREEK  
 SECTION 2**  
 A PART OF THE NW/4 OF SECTION 15, T13N, R5W, I.M.  
 OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

| LEGEND  |                     |
|---------|---------------------|
| EX.     | EXISTING            |
| R/W     | RIGHT-OF-WAY        |
| BL      | BUILDING LINE       |
| U/E     | UTILITY EASEMENT    |
| D/E     | DRAINAGE EASEMENT   |
| P/      | PRIVATE             |
| (NR)    | NON-RADIAL          |
| L.N.A.  | LIMITS OF NO ACCESS |
| C/A     | COMMON AREA         |
| (ESMT.) | EASEMENT            |
| (TO ML) | TO MATCH LINE       |

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SHEET NO.: 3 OF 3  
 DATE: 01/07/22  
 PROJECT NO.: 20609200

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