FINAL PLAT
of
ROCKWELL CONDOMINIUMS

BEING A PART OF THE S.W. 1/4 OF SECTION 16, T 13 N, R 4 W OF THE I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

LOCAL DESCRIPTION:
A tract or parcel located in the Southwest Quarter (SW/4) of Section Sixteen (16), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMING FROM the Southeast corner of said SW/4:
THENCE North 029° 28' 17" West along the West line of said 06/4 a distance of 672.00 feet to the POINT or PLACE of BEGINNING;
THENCE continuing North 029° 28' 17" West along the West line of said 06/4 a distance of 1,000.00 feet;
THENCE North 89° 28' 36" East a distance of 585.00 feet;
THENCE South 01° 22' 59" East a distance of 360.00 feet;
THENCE South 01° 21' 53" East a distance of 644.05 feet;
THENCE South 79° 01' 00" West a distance of 29.92 feet;
THENCE South 11° 38' 54" West a distance of 713.80 feet;
THENCE South 09° 24' 34" West a distance of 515.54 feet to the POINT or PLACE OF BEGINNING.

NOTES:
1. Maintenance of the common areas shall be the responsibility of the property owners association. No structural, storage of material, planting of trees or other vegetation, or other activities that may create a nuisance or disturbance to the neighboring area, shall be permitted. The common areas include the sidewalks, driveways, walkways, and the landscaped areas.
2. The common areas, sidewalks, driveways, walkways, and landscaped areas shall be maintained by the property owners association.
3. A minimum of 6 feet of separation from the front property line is required to provide utility easement as shown.
4. A gradual slope shall be provided along the Rockwell Avenue street frontage. The slope shall be provided at the building permit stage and completed prior to the issuance of an occupancy permit by the City of Oklahoma City.
5. A solar panel system will be designed to meet requirements of City of Oklahoma City Public Works Department and Fire Department.