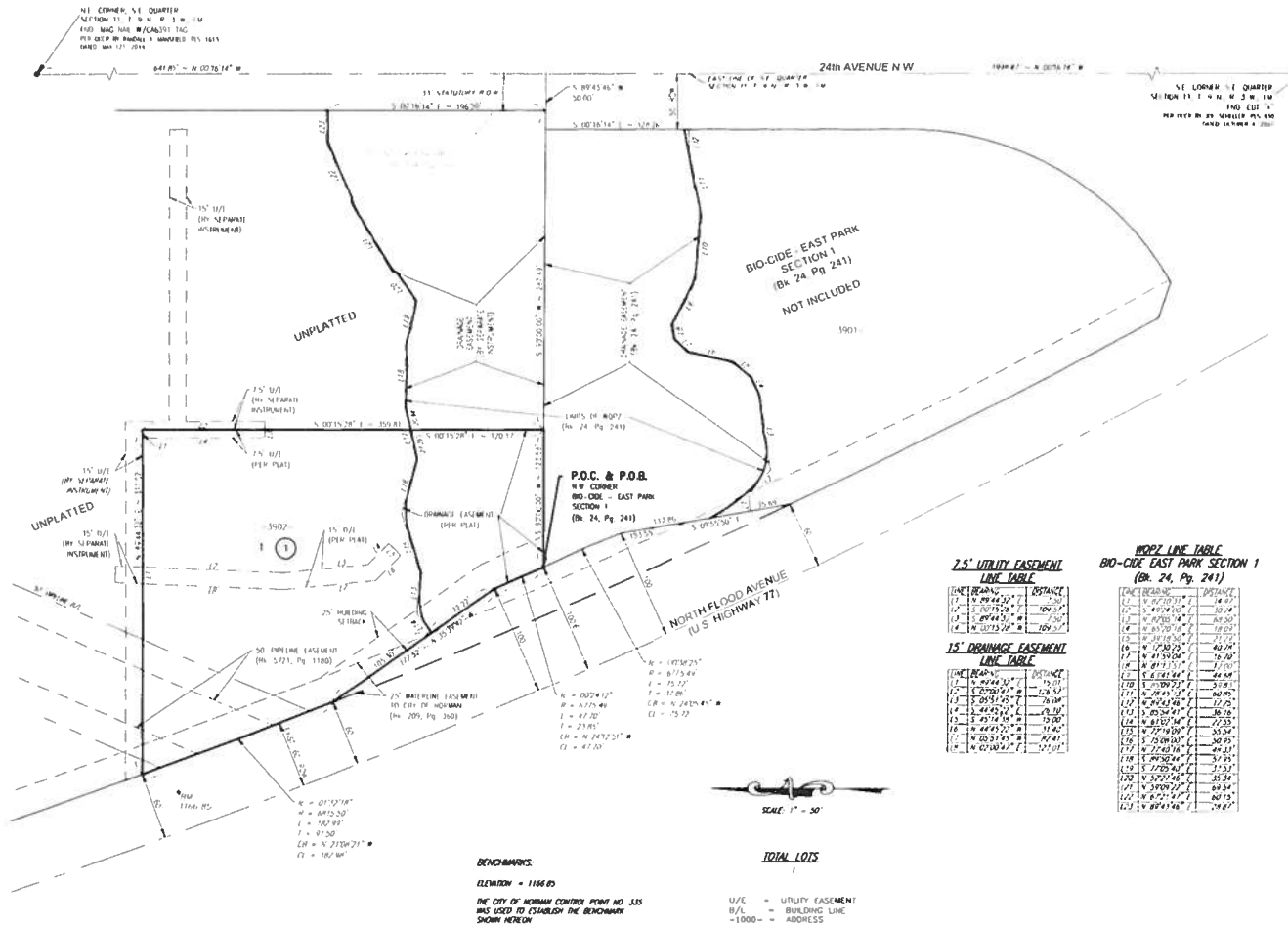
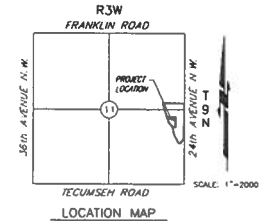


STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONVEYANCE AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS RETURNED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CONVECTIVE MAINTENANCE MAY BE PERFORMED BY THE CONVECTIVE JURISDICTION WITH COSTS ASSIGNED TO AND PAID BY THE PROPERTY OWNERS ASSOCIATION. CAREFUL REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITIES. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENTS DO NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

FINAL PLAT BIO-CIDE - EAST PARK SECTION 2 A PART OF THE S.E. 1/4 OF SECTION 11, T9N, R3W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION:

A tract of land lying in the Southeast Quarter (SE/4) of Section Eleven (11), Township Nine (9) North, Range Three (3) East of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at northwest corner of Bio-Cide - East Park Section 1 (Br. 24, Pg. 241) being the POINT OF BEGINNING;

THENCE Northwest along a curve to the left having a radius of 6,725.49 feet (said curve subtended by a chord which bears North 247°21' West a distance of 47.70 feet) for an arc distance of 47.70 feet;

THENCE North 35°29'42" West a distance of 117.52 feet;

THENCE Northwest along a curve to the right having a radius of 6,815.50 feet (said curve subtended by a chord which bears North 27°00'21" West a distance of 182.99 feet) for an arc distance of 182.99 feet;

THENCE North 88°44'32" East a distance of 311.02 feet;

THENCE South 02°15'28" East a distance of 329.81 feet;

THENCE South 10°20'00" West a distance of 123.58 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 81,640 square feet or 1.8742 acres, more or less.

2.5' UTILITY EASEMENT LINE TABLE

LINE BEARING	DISTANCE
1. N 89°44'32" E	12.30
2. S 1°02'25" W	12.30
3. S 89°44'32" W	12.30
4. N 1°02'25" E	12.30

15' DRAINAGE EASEMENT LINE TABLE

LINE BEARING	DISTANCE
1. N 89°44'32" E	12.30
2. S 1°02'25" W	12.30
3. S 89°44'32" W	12.30
4. N 1°02'25" E	12.30

MOPE LINE TABLE BIO-CIDE EAST PARK SECTION 1 (Br. 24, Pg. 241)

LINE BEARING	DISTANCE
1. N 89°44'32" E	12.30
2. S 1°02'25" W	12.30
3. S 89°44'32" W	12.30
4. N 1°02'25" E	12.30
5. N 89°44'32" E	12.30
6. S 1°02'25" W	12.30
7. S 89°44'32" W	12.30
8. N 1°02'25" E	12.30
9. N 89°44'32" E	12.30
10. S 1°02'25" W	12.30
11. S 89°44'32" W	12.30
12. N 1°02'25" E	12.30
13. N 89°44'32" E	12.30
14. S 1°02'25" W	12.30
15. S 89°44'32" W	12.30
16. N 1°02'25" E	12.30
17. N 89°44'32" E	12.30
18. S 1°02'25" W	12.30
19. S 89°44'32" W	12.30
20. N 1°02'25" E	12.30

NOTES:

1. A SCHEDULE IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE REQUIRED ADJACENT TO THE PROPERTY AT THE BUILDING PERMIT STAGE WITH REGULATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY NO SCHEDULE IS REQUIRED FOR THIS PLAT.
2. THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH ZONE) USING THE BEARING OF NORTH 0°18'14" WEST AS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.
3. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.
4. UNLESS NOTED OTHERWISE, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

(MOPE) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEANING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 16-10-142 OF THE NORMAN CITY CODE.

NOTE: THE MOPE IS SUBJECT TO PROTECTIVE CONVEYANCES THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

BENCHMARKS:

ELEVATION = 1166.85
THE CITY OF NORMAN CONTROL POINT NO. 133
WAS USED TO ESTABLISH THE BENCHMARK
SHOWN HEREON

TOTAL LOTS

U/E = UTILITY EASEMENT
B/L = BUILDING LINE
-1000- = ADDRESS

Date: January 21, 2019
SAC CONSULTING ENGINEERS, P.C.
815 W. Main Street
Oklahoma City, OK 73106
PH: (405) 232-7715
Oklahoma CA#464 Exp. 6-30-2019

BIO-CIDE - EAST PARK SECTION 2
FINAL PLAT SHEET 2 of 2