

FINAL PLAT
PB ADDITION
A PART OF THE N.W. 1/4, SECTION 30, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION:

Being a tract of land lying to the Northwest (N.W. 1/4), of Section Thirty (30), Township Ten North (T10N), Range Three West (R3W), of the public land, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEARING of the Northeast corner of Lot 1 Block 2 of the final plat of Woodslawn Addition (see final plat in Book 2 of Plats, Page 81).

TRICKS South 89°55'06" East along the North line of said final plat a distance of 341.14 feet to the Northeast corner of Lot 47 Block 2 of said final plat.

TRICKS North 02°07'04" West along the East property line of said Block 2 a distance of 851.22 feet.

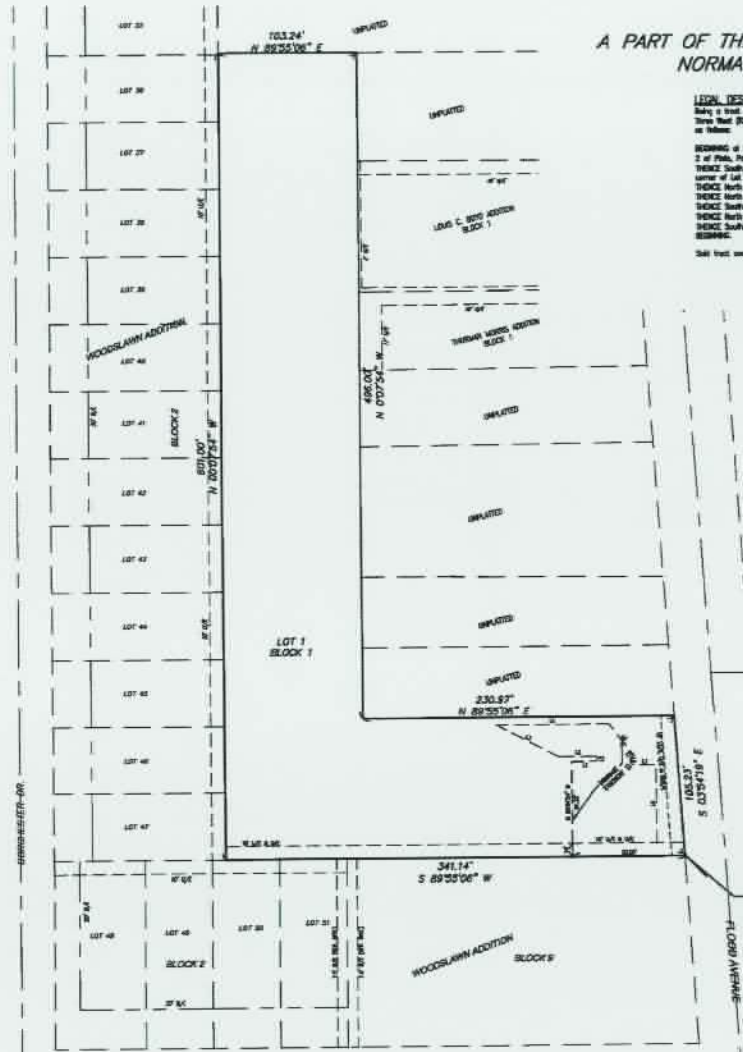
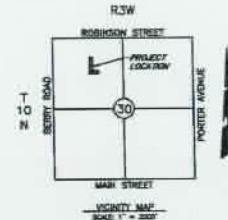
TRICKS North 89°55'06" East a distance of 341.14 feet.

TRICKS South 02°07'04" East a distance of 851.22 feet.

TRICKS North 89°55'06" East a distance of 341.14 feet to a point on the West right-of-way line of Flood Ave.

TRICKS South 02°07'04" East along said West right-of-way line a distance of 150.25 feet to the POINT OF BEGINNING.

Said tract contains 8,640 square feet or 1.989 acres, more or less.



SCALE: 1" = 40'

EDGE OF BORING FOR THE PLAT IS S 89°54'18" E AS SHOWN ON THE EAST PROPERTY LINE

REMARKS:
BING CAP SET -
ELEV. _____

LINE TABLE FOR DRAINAGE EASEMENT

LINE NUMBER	BEARING	DISTANCE
1	S 89°54'18" E	150.25
2	N 02°07'04" W	851.22
3	N 89°55'06" E	341.14
4	N 02°07'04" W	851.22
5	N 89°55'06" E	341.14
6	N 02°07'04" W	851.22
7	N 89°55'06" E	341.14
8	N 02°07'04" W	851.22
9	N 89°55'06" E	341.14
10	N 02°07'04" W	851.22

CURVE TABLE FOR DRAINAGE EASEMENT

LINE NUMBER	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
1	S 89°54'18" E	150.25	S 89°54'18" E	150.25
2	N 02°07'04" W	851.22	N 02°07'04" W	851.22
3	N 89°55'06" E	341.14	N 89°55'06" E	341.14
4	N 02°07'04" W	851.22	N 02°07'04" W	851.22
5	N 89°55'06" E	341.14	N 89°55'06" E	341.14
6	N 02°07'04" W	851.22	N 02°07'04" W	851.22
7	N 89°55'06" E	341.14	N 89°55'06" E	341.14
8	N 02°07'04" W	851.22	N 02°07'04" W	851.22
9	N 89°55'06" E	341.14	N 89°55'06" E	341.14
10	N 02°07'04" W	851.22	N 02°07'04" W	851.22

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF THIS ADDITION. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUSPECTED TO OTHER HAZARDOUS CONDITIONS AND IS RETURNED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE ENGINEERING JURISDICTION WITH COSTS ASSESSED TO AND BORNE BY SAID PROPERTY OWNER(S). OFFICIALS 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 FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONDUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

TOTAL LOTS:
1 COMMERCIAL LOT

LEGEND

- S.B.S. = RIGHT OF WAY
- U/L = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- B/L = BUILDING SETBACK LINE
- L/L = LANDSCAPE EASEMENT
- P.A.L. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- = ALLOTMENT

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.

Date: March 5, 2013
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PB ADDITION
FINAL PLAT
SHEET 2 OF 2