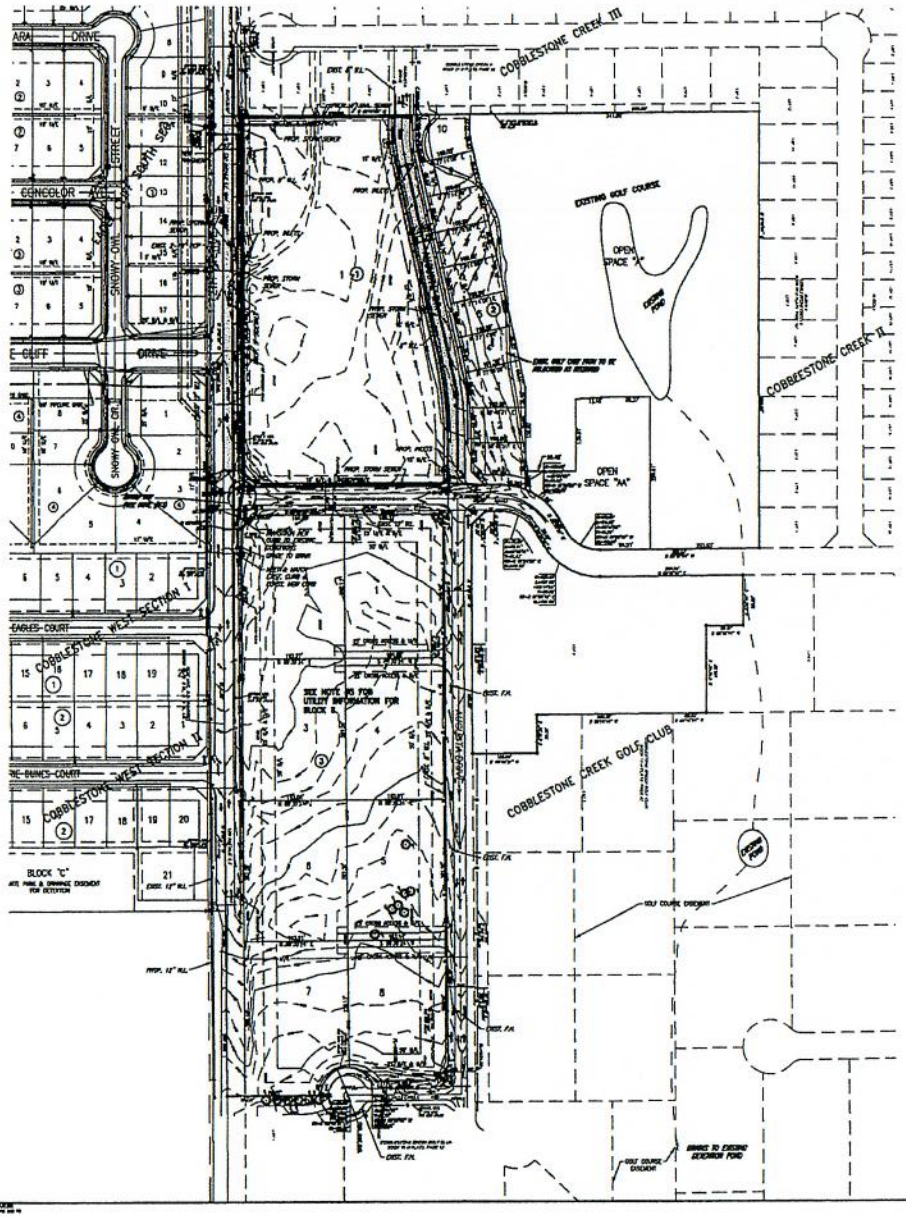


PRELIMINARY PLAT
COBBLESTONE CREEK

A PLANNED UNIT DEVELOPMENT FOR BLOCKS 1 AND 3
A PART OF THE S.W. 1/4, SECTION 16, T8N, R2W I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
4. ALL PROPOSED WATERLINES ARE 6-INCH EXCEPT AS NOTED.
5. LOTS IN BLOCK 8 WILL BE SERVED BY SEPTIC SYSTEMS OR EQUAL, WITH PUBLIC WATERLINE, AS PER CODE CHAPTER 841-1-3(d).
6. 12th AVE. S.E. SOUTH OF EAGLE CLIFF WILL BE DEFERRED. THE DEVELOPER MAY CHOOSE TO CONSTRUCT 12th AVE. S.E. WITH THIS PLAT.
7. AREAS WITHIN THE GOLF COURSE OPEN SPACE WILL BE USED FOR DRAINAGE CONVEYANCE TOWARDS THE EXISTING DETENTION POND. FINAL DESIGN TO BE DETERMINED AT THE FINAL PLAT STAGE.
8. OPEN SPACE LOT "AA" IS A PART OF THE PUD.
9. BLOCK 8 TO BE REZONED FOR SENIOR COMMUNITY.
10. BLOCKS 7 AND 8 ARE THE SAME AS HAVE BEEN PREVIOUSLY APPROVED BY CITY COUNCIL.
11. OPEN SPACE "A" WILL REMAIN AS GOLF COURSE.
12. DETENTION WILL BE FEE IN LIEU OF.
13. ARCHITECTURAL ENTRY WAY TO BE DONE BY THE DEVELOPER SEPARATELY AND IS NOT A PART OF THIS PRELIMINARY PLAT.

LEGAL DESCRIPTIONS

Block 8:
(East South of Cobblestone Creek Drive (PUD))

A tract of land lying in the Southwest Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter;

THENCE North 00°13'25" West, along the west line of said Southwest Quarter, a distance of 332.00 feet to the POINT OF BEGINNING;

THENCE continuing North 00°13'25" West, along said west line, a distance of 1144.36 feet;

THENCE North 89°46'21" East a distance of 33.00 feet to a point on the east right of way line of 12th Avenue S.E. and a point on the southerly right of way line of Cobblestone Creek Drive as established by the plat of COBBLESTONE CREEK GOLF CLUB recorded in Book 19 of Plats, Page 42;

THENCE along the southerly right of way line of said Cobblestone Creek Drive, the westerly right of way line of Agnello Drive and the northerly right of way line of Southern Hills Circle, all as established by the aforesaid plat of COBBLESTONE CREEK GOLF CLUB, the following eight (8) courses;

1. North 44°46'21" East a distance of 35.37 feet;
2. North 89°46'21" East a distance of 327.00 feet;
3. South 45°13'39" East a distance of 35.36 feet;
4. South 00°13'39" East a distance of 696.82 feet;
5. South 44°46'21" West a distance of 35.36 feet;
6. South 89°46'21" West a distance of 100.00 feet to a point of curvature;
7. Northerly along a curve to the right having a radius of 25.00 feet (said curve being subtended by a chord which bears North 89°13'39" West a chord length of 35.36 feet) an arc distance of 39.27 feet to a point of reverse curvature;
8. Westerly and Southerly along a curve to the left having a radius of 30.00 feet (said curve being subtended by a chord which bears South 89°46'21" West a chord length of 33.42 feet) an arc distance of 129.09 feet to the northeast corner of Lot 1, Cobblestone Creek Golf Club recorded in Book 19 of Plats, Page 42;

THENCE South 89°46'21" West, along the north line of said Lot 1 and said line extended, a distance of 174.11 feet to the POINT OF BEGINNING;

Said described tract of land contains a gross area of 432,102 square feet or 9.92 acres and a net area (less statutory road rights of way) of 365,577 square feet or 8.39 acres, more or less.

And also,

Open Space Lot AA (PUD)

A tract of land lying in the Southwest Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter;

THENCE North 00°13'25" West, along the west line of said Southwest Quarter, a distance of 1988.15 feet;
THENCE North 89°46'21" East a distance of 33.00 feet to a point on the East right-of-way line of 12th Ave. S.E., said point also being a point on the South right-of-way line of Cobblestone Creek Drive as established by the plat of COBBLESTONE CREEK GOLF CLUB recorded in Book 19 of Plats, Page 42;

THENCE along the northerly right of way line of said Cobblestone Creek Drive the following five (5) courses;

1) South 45°13'39" East a distance of 35.36 feet;
2) North 89°46'21" East a distance of 327.00 feet;
3) South 44°13'40" East a distance of 100.12 feet;
4) North 89°46'21" East a distance of 27.33 feet to a point of curvature;
5) THENCE Southeasterly along a curve to the right having a radius of 125.00 feet (said curve subtended by a chord which bears South 78°14'51" East a distance of 47.30 feet) with an arc length of 48.01 feet to the POINT OF BEGINNING;

THENCE North 00°13'21" West a distance of 25.02 feet; THENCE North 89°46'39" East a distance of 85.48 feet; THENCE North 00°13'40" West a distance of 120.01 feet; THENCE North 89°39'16" East a distance of 12.46 feet; THENCE North 89°46'39" East a distance of 44.37 feet; THENCE South 00°13'40" East a distance of 205.61 feet to a point on the South right-of-way line of Cobblestone Creek Drive;

THENCE along the northerly right-of-way line of said Cobblestone Creek Drive the following four (4) courses;

1) THENCE South 89°46'39" West a distance of 94.31 feet to a point of curvature;
2) THENCE along a curve to the right having a radius of 25.00 feet (said curve subtended by a chord which bears North 61°36'18" West a distance of 22.85 feet) with an arc length of 24.02 feet;
3) THENCE North 33°23'21" West a distance of 33.76 feet to a point of curvature;
4) THENCE along a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 35°21'29" West a distance of 15.72 feet) with an arc length of 17.08 feet to the POINT OF BEGINNING.

Said described tract of land contains 47,026 square feet or 1.08 acres, more or less.

Total gross area of both Tracts of land (PUD) contains 477,113 square feet or 10.95 acres, more or less.

Block 8:
(East North of Cobblestone Creek Drive)

A tract of land lying in the Southwest Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter;

THENCE North 00°13'25" West, along the west line of said Southwest Quarter, a distance of 1988.15 feet to the POINT OF BEGINNING;

THENCE continuing North 00°13'25" West, along said west line, a distance of 826.25 feet to a point being 330.00 feet South 00°13'25" East of the northwest corner of the Southwest Quarter of said Section 16;

THENCE North 89°46'39" East a distance of 33.00 feet to the southwest corner of Lot 1, Block 2, COBBLESTONE CREEK III recorded in Book 21 of Plats, Page 24 and southerly along the south line of said Block 2 and said line extended for a total distance of 905.00 feet to the southwest corner of Lot 2, Block 1, COBBLESTONE CREEK III, said point also being a point on the South boundary line of the Final plat of COBBLESTONE CREEK II recorded in Book 19 of Plats, Page 102;

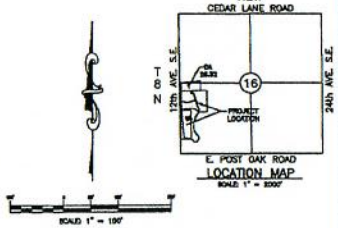
THENCE South 00°13'40" East, along the West line of Block 1 of said final plat a distance of 859.82 feet to a point on the North right-of-way line of Cobblestone Creek Drive as established by the plat of COBBLESTONE CREEK GOLF CLUB recorded in Book 19 of Plats, Page 42 and a point on a curve;

THENCE along the northerly right of way line of said Cobblestone Creek Drive the following eight (8) courses;

1. THENCE South 89°16'14" West a distance of 278.11 feet to a point of curvature;
2. THENCE along a curve to the right having a radius of 175.00 feet (said curve subtended by a chord which bears North 81°36'18" West a distance of 22.96 feet) with an arc length of 79.33 feet;
3. THENCE North 37°23'21" West a distance of 33.76 feet to a point of curvature;
4. THENCE along a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 07°24'22" West a distance of 120.86 feet) with an arc length of 126.10 feet;
5. THENCE North 61°46'21" West a distance of 27.33 feet;
6. THENCE North 00°13'40" West a distance of 198.13 feet;
7. THENCE South 89°46'21" West a distance of 227.00 feet;
8. THENCE North 45°13'39" West a distance of 35.36 feet to a point on the east right of way line of 12th Avenue S.E.;

THENCE South 89°46'21" West a distance of 33.00 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 278,598 square feet or 16.72 acres and a net area (less statutory road rights of way) of 206,028 square feet or 15.22 acres, more or less.



LOCATION MAP
SCALE: 1" = 2000'

SCALE 1" = 100'

TOTAL LOTS
EXISTING PUD LOTS = 8 (BLOCK 3)
EXISTING R-1 LOTS = 10 (BLOCK 2)
PROP. PUD FOR SENIOR COMMUNITY = 1 (BLOCK 1)

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DESIGNED BY:
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815 W. MAY
OKLAHOMA CITY, OK 73106
PHONE: (405) 521-1715

COBBLESTONE CREEK
12th AVE. S.E. & CEDAR LANE ROAD
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
315 W. Main St. Norman, OK 73069 (405) 329-7318 Fax (405) 329-8148

PROJECT NO.: 2005.07.0078
SCALE: 1" = 100'
DRAWN BY: D.L.A.
CHECKED BY: Tom L. McCaleb
P.E. NUMBER: 13418

PRELIMINARY PLAT

SHEET NO. 1