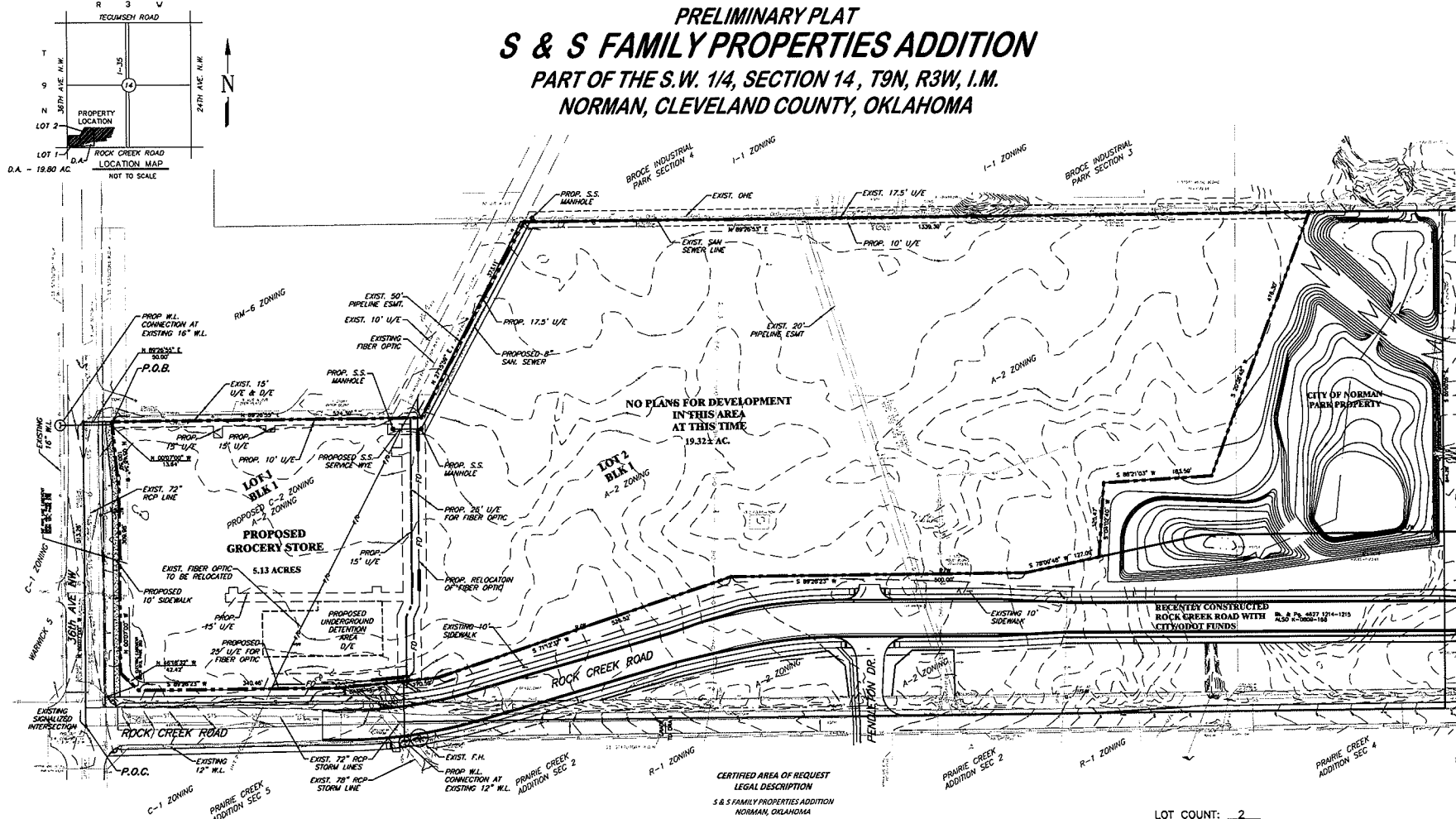


PRELIMINARY PLAT **S & S FAMILY PROPERTIES ADDITION** PART OF THE S.W. 1/4, SECTION 14, T9N, R3W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



CERTIFIED AREA OF REQUEST
LEGAL DESCRIPTION
 S & S FAMILY PROPERTIES ADDITION
 NORMAN, OKLAHOMA

A tract of land lying in the Southwest Quarter of Section Fourteen (14), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 89°07'00" West, along the West line of said Southwest Quarter, a distance of 513.26 feet;

THENCE North 89°26'55" East, a distance of 50.00 feet, to the Southwest corner of PARBROUGH VILLAGE NO. 1, and the POINT OF BEGINNING; THENCE, containing North 89°26'55" East, along the South line of said PARBROUGH VILLAGE NO. 1, a distance of 574.39 feet to the Southeast corner of said PARBROUGH VILLAGE NO. 2;

THENCE, North 27°15'30" East, along the East line of said PARBROUGH VILLAGE NO. 1, a distance of 373.11 feet, to a point on the South line of BROCK INDUSTRIAL PARK SECTION 4, TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNER(S); OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY, UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

THENCE, North 89°26'55" East, along the South line of said Southwest Quarter, a distance of 1389.39 feet to the Right-of-Way in connection with the Rock Creek Road Overpass Project (the "Rock Creek Road R/W");

THENCE South 20°38'48" West along the West line of the Rock Creek Right-of-Way a distance of 476.30 feet;

THENCE South 89°21'55" West along the North line of the Rock Creek Right-of-Way a distance of 183.59 feet;

THENCE South 04°02'40" West along the West line of the Rock Creek Right-of-Way a distance of 125.47 feet;

THENCE South 78°09'48" West along the North line of the Rock Creek Right-of-Way a distance of 137.09 feet;

THENCE South 89°28'23" West along the North line of the Rock Creek Right-of-Way a distance of 580.00 feet;

THENCE South 71°12'37" West along the North line of the Rock Creek Right-of-Way a distance of 526.52 feet;

THENCE South 84°25'44" West along the North line of the Rock Creek Right-of-Way a distance of 170.59 feet;

THENCE South 89°28'23" West along the North line of the Rock Creek Right-of-Way a distance of 580.46 feet;

THENCE North 46°18'32" West along the East line of the North line of the east right-of-way line of Northwest 36th Street;

THENCE North 80°19'10" West along the East right-of-way line of Northwest 36th Street a distance of 809.98 feet;

THENCE North 05°48'34" West along the East right-of-way line of Northwest 36th Street a distance of 180.50 feet;

THENCE North 03°59'00" West along the East right-of-way line of Northwest 36th Street a distance of 13.64 feet to the POINT OF BEGINNING.

Said tract contains 24.43 acres more or less.

LOT COUNT: 2

OWNER'S ADDRESS
 S & S FAMILY PROPERTIES ADDITION
 1700 BROOKHAVEN BLVD.
 NORMAN, OK 73072
 PHONE: (405) 321-0090

DESIGNED BY:
 SMC CONSULTING ENGINEERS, P.C.
 815 N. MAIN
 OKLAHOMA CITY, OK 73106
 PHONE: (405) 232-7715

PROJECT NO.: 40615
 DATE: 08/07/14
 SCALE: 1"=40'
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 P.E. NUMBER: 18825

PRELIMINARY PLAT

SHEET NO. PP1

NOT FOR CONSTRUCTION

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NOTES

1. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. THE FINAL DESIGN WILL BE SUBMITTED WITH CONSTRUCTION PLANS WITH THE FINAL PLAT WHEN SUBMITTED.
2. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
3. FIRE VAULTS FOR ANY SPRINKLED BUILDING WILL BE ILLUSTRATED ON THE CONSTRUCTION PLANS FOR THE FINAL PLAT WHEN SUBMITTED.
4. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS WITH FINAL PLAT SUBMITTAL.

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 DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF S & S FAMILY PROPERTIES ADDITION. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY, UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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S & S FAMILY PROPERTIES ADDITION
 36th AVE NW & ROCK CREEK RD
 NORMAN (NW), OKLAHOMA

SMC CONSULTING ENGINEERS, P.C.
 815 N. MAIN
 OKLAHOMA CITY, OK 73106
 PHONE: (405) 232-7715

PROJECT NO.: 40615
 DATE: 08/07/14
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