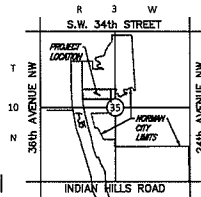


FINAL PLAT
EVANS ENTERPRISES ADDITION
A PART OF THE N.W. OF SECTION 35, T10N, R3W, 1M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

UNPLATTED

1048.23' ~ N 89°39'43" E



LOCATION MAP
NOT TO SCALE

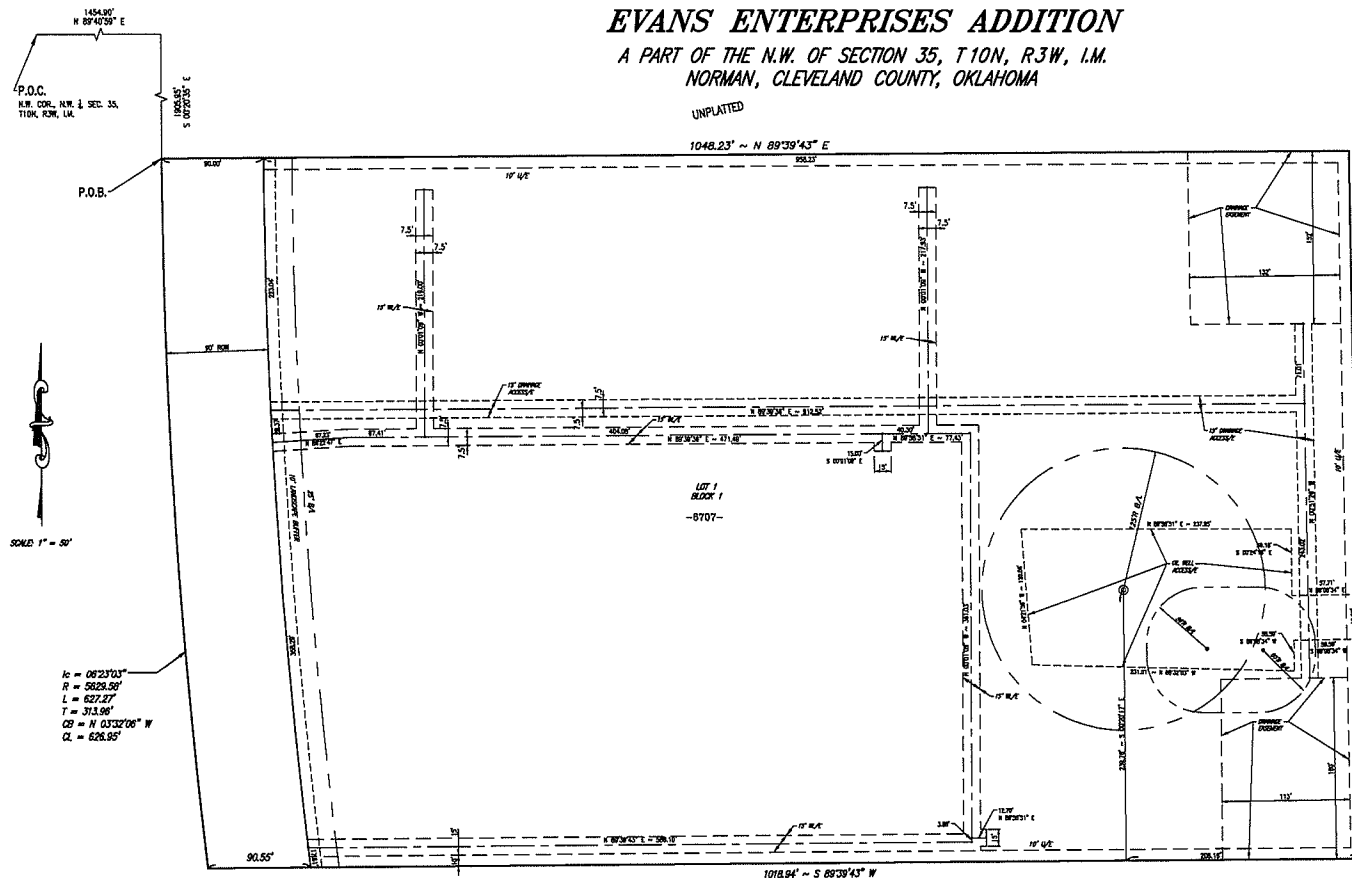
LEGAL DESCRIPTION:

Part of the Northwest Quarter (NW/4) of Section Thirty-five (35), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; THENCE North 89°40'28" East a distance of 1454.90' to the POINT OF BEGINNING; THENCE South 07°32'08" East a distance of 1048.23' to the POINT OF BEGINNING;

THENCE North 89°39'43" East a distance of 1048.23' feet; THENCE South 07°31'24" East a distance of 826.00' feet; THENCE South 89°38'57" East a distance of 1018.94' feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 826.00' feet (and) curve subtended by a chord which bears North 07°32'08" East a distance of 826.00' feet to the POINT OF BEGINNING.

Said tract contains 850,649 square feet or 16.837 acres, more or less.



LC = 04°23'03"
R = 5629.50'
L = 627.27'
T = 313.96'
CB = N 03°32'08" W
CL = 626.95'

UNPLATTED

TOTAL LOTS
1

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 EVENT OF A FLOODING EMERGENCY, HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER SPECIAL 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 PURPOSES OF 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.

BENCHMARKS:
SITE BENCHMARK # 1:
ELEVATION = X

LOMA = LIMITS OF NO ACCESS
D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
PED/E = PEDESTRIAN EASEMENT
B/L = BUILDING LINE
-1000- = ADDRESS

NOTES:

1. THE OKLAHOMA STATE PLANE COORDINATE SYSTEM USING THE BEARING OF NORTH 89°38'43" EAST ALONG THE NORTH LINE OF THE SUBJECT PROPERTY WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.
2. EASEMENTS SHOWN HEREIN BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.
3. UNLESS NOTED OTHERWISE, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

Dated: April 23, 2019.
S&B CONSULTING ENGINEERS, P.C.
819 N. Main Street
Oklahoma City, OK 73106
PH: (405) 932-7715
Oklahoma C.A.M.A.S. Reg. 6-30-2018
S&B ENTERPRISES ADDITION
FINAL PLAT SHEET 2 of 2