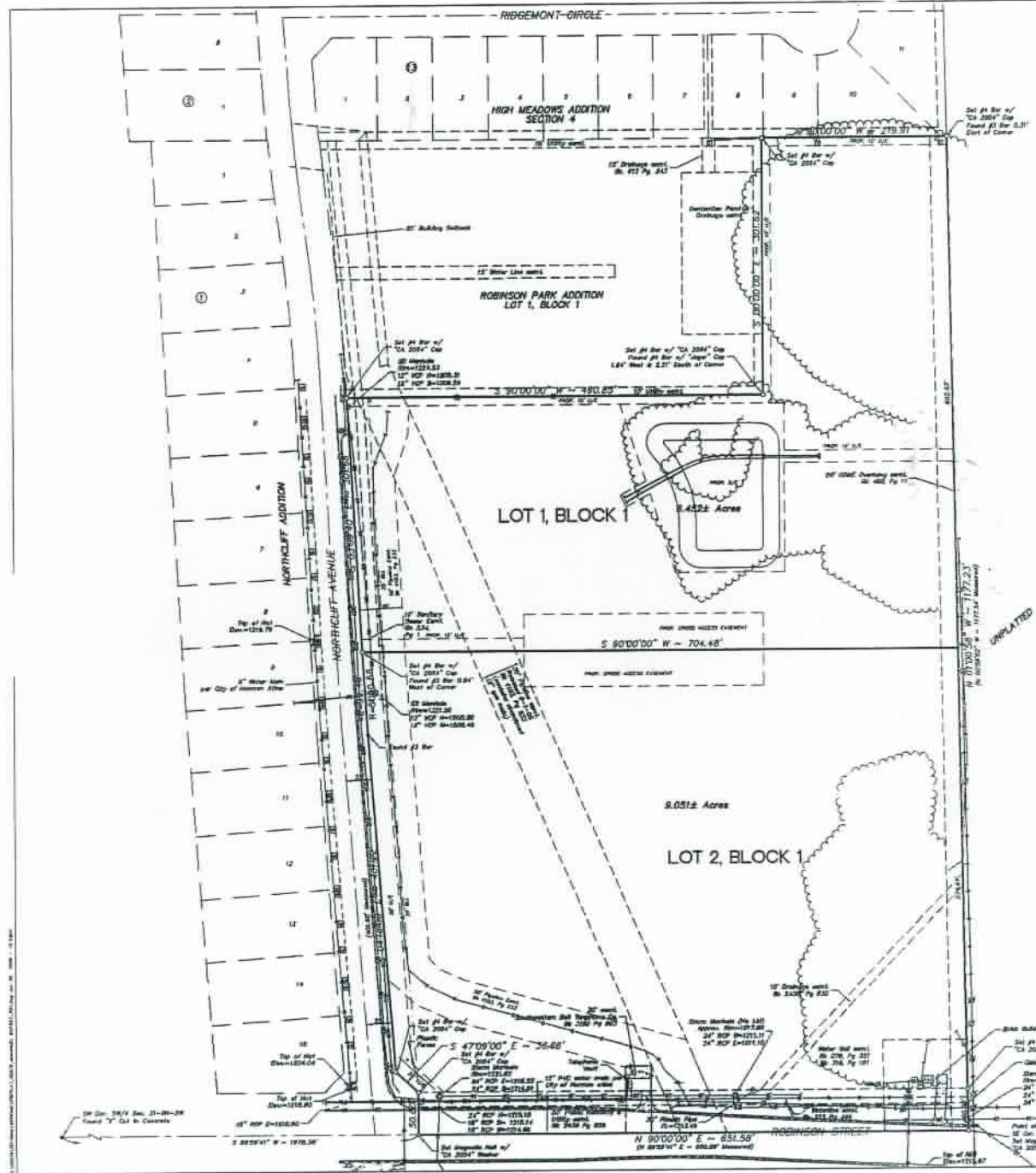
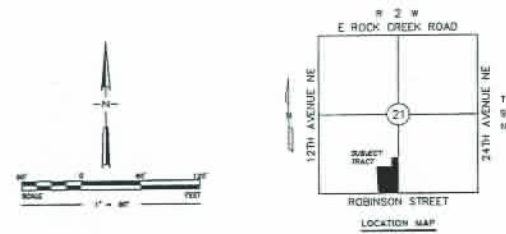




PRELIMINARY PLAT FOR IMMANUEL BAPTIST CHURCH NORMAN, OKLAHOMA



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 IMMANUEL BAPTIST CHURCH. 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 CITY ENGINEER'S OFFICE AT THE CITY ENGINEER'S DISCRETION. THE CITY ENGINEER'S OFFICE 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 PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

NOTES:
ALL CONSTRUCTION SHALL BE DONE ACCORDING TO THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
ALL LANDSCAPING SHALL CONFORM TO THE CITY OF NORMAN REQUIREMENTS AND SPECIFICATIONS.
CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION

(Note: The following description is shown verbatim from Book 2279, Page 892)

A tract of land being a part of the Southwest Quarter (SW 1/4) of Section Twenty-one (21), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows: BEGINNING at the Southwest corner of said Southwest Quarter (SW 1/4) of Section Twenty-one (21); thence North 01°00'00" West along the Eastern line of said SW 1/4 a distance of 1177.23 feet to a point; thence S90°00'00" West along the South line of High Meadows Addition Section 4 a distance of 218.61 feet to a point; thence S00°00'00" East along the East line of ROBINSON PARK BLOCK 1, a distance of 201.82 feet to a point; thence S50°00'00" West along the South line of ROBINSON PARK BLOCK 1, a distance of 490.65 feet to a point on the westerly right-of-way line of Northcliff Avenue; thence S02°09'40" East, along said right-of-way a distance of 301.68 feet to a point; thence along said right-of-way around a curve to the left through a central angle of 01°08'20", having a radius of 5000.68 feet, an arc distance of 99.40 feet, a chord bearing of S02°43'00" East a distance of 99.40 feet to a point; thence S04°18'00" East, along said right-of-way a distance of 401.22 feet to a point; thence S47°09'00" East a distance of 36.68 feet to a point; thence S00°00'00" East a distance of 50.00 feet to a point; thence N80°00'00" East a distance of 851.58 feet to the point of beginning.

Basis of bearing: The South line of ROBINSON PARK ADDITION having a bearing of South 90°00'00" West

TOPOGRAPHIC LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> XX FIRE HYDRANT ○ LIGHT POLE ○ STORM DRAIN MANHOLE ○ SANITARY SEWER MANHOLE □ TRANSFORMER POLE □ POWER POLE □ TELEPHONE RISER □ WATER METER □ WATER VALVE BOX | <ul style="list-style-type: none"> — BARBED WIRE FENCE — ELECTRIC UNDERGROUND LINE — OVERHEAD ELECTRIC LINE — GAS LINE — SANITARY SEWER LINE — STORM DRAIN LINE — UNDERGROUND TELEPHONE LINE — WATER LINE — GROUND SURFACE CONTOUR — CURB AND GUTTER — SURFACE DRAINAGE FLOWLINE — SPOT ELEVATION — CONCRETE — ASPHALT |
|---|--|

IMMANUEL BAPTIST CHURCH

ROBINSON & NORTHCLIFF AVE.

IMMANUEL BAPTIST CHURCH

NORMAN, OK

PRELIMINARY PLAT

PP1

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