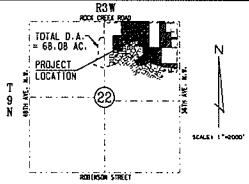
BROOKHAVEN NO. 41 ADDITION

NE 1/4, SECTION 22, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

REVISED PRELIMINARY PLAT

Sidewalks to be constructed in accordance with the Standards of The City of Norman on each lot including Rock Creek Road. Sidewalks are not shown on this drawing for clarity.

THE SMALL GROUP OF TREES SHOWN WEST OF THE DETENTION POND ARE LOCATED BY AERIAL PHOTOGRAPHY. THEIR SIZE IS NOT KNOWN. THEY ARE NOT IN THE AREA BEING CONSIDERED FOR DEVELOPMENT AT THIS TIME.



VICINITY MAP

LEGAL DESCRIPTION:

A tract of land located in the Northeast Quarter (NE/4) of Section Twenty-Two (22), Township Nine (9) North, Range Three (3) West, of the Indian Meridian, Norman, Cleveland County, Oklahoma, described as follows:

COMMENCING at the Northeast Corner of said NE/4;
Thence S00°39'04"W on the East Line of said NE/4 for a distance of 562.62 feet;
Thence N89°20'56"W for a distance of 50.00 feet to the POINT OF BEGINNING, said point being on the West Right-of-Way Line of 36th Avenue N.W.;
Thence S00°39'04"W on said Right-of-Way Line for a distance of 50.00 feet;
Thence N89°57'05"W for a distance of 223.09 feet;
Thence S00°02'55"W for a distance of 289.47 feet;
Thence N89°13'55"W for a distance of 339.57 feet;
Thence S00°39'04"W for a distance of 560.00 feet;
Thence S89°13'55"E for a distance of 560.00 feet to a point on said West Right-of-Way Line;
Thence S00°39'04"W on said Right-of-Way Line for a distance of 131.07 feet;
Thence N89°13'55"W for a distance of 412.42 feet;
Thence N72°25'56"W for a distance of 654.00 feet;
Thence S30°17'55"W for a distance of 100.02 feet;
Thence S83°38'44"W for a distance of 296.14 feet;
Thence N30°00'00"W for a distance of 176.05 feet;
Thence N60°00'00"E for a distance of 190.02 feet;
Thence N30°00'00"W for a distance of 16.05 feet;
Thence N50°48'34"E for a distance of 188.02 feet;
Thence N26°18'09"W for a distance of 93.51 feet;
Thence N00°04'46"E for a distance of 176.99 feet;
Thence N80°11'07"W for a distance of 110.08 feet;
Thence S56°28'44"W for a distance of 34.31 feet;
Thence Northeasterly, on a curve to the left, having a radius of 630.00 feet, a chord bearing of N11°28'44"E, for a curve distance of 36.59 feet;
Thence N00°48'53"E for a distance of 95.71 feet;
Thence Northeasterly, on a curve to the left, having a radius of 997.96 feet, a chord bearing of N07°34'06"E, for a curve distance of 78.26 feet;
Thence N89°57'05"W for a distance of 615.31 feet;
Thence S00°24'48"W for a distance of 360.83 feet;
Thence N89°35'12"W for a distance of 130.00 feet;
Thence N00°24'48"E for a distance of 37.08 feet;
Thence N89°35'12"W for a distance of 190.00 feet;
Thence N00°24'48"E for a distance of 505.91 feet;
Thence S89°35'12"E for a distance of 302.51 feet;
Thence N00°04'37"E for a distance of 491.13 feet to a point on the North Line of said NE/4;
Thence S89°57'05"E on said North Line for a distance of 955.49 feet;
Thence S00°04'37"W for a distance of 906.38 feet;
Thence S85°55'23"E for a distance of 375.00 feet;
Thence N00°04'37"E for a distance of 906.57 feet to a point on the North Line of said NE/4;
Thence S89°57'05"E on said North Line for a distance of 174.48 feet;
Thence S00°02'44"W for a distance of 50.00 feet to a point on the South Right-of-Way Line of West Rock Creek Road;
Thence S84°14'06"E on said Right-of-Way Line for a distance of 44.76 feet;
Thence S00°02'55"W for a distance of 324.46 feet;
Thence S89°57'05"E for a distance of 176.48 feet;
Thence S00°02'55"W for a distance of 183.16 feet;
Thence S89°57'05"E for a distance of 223.12 feet to the POINT OF BEGINNING, containing 38.69 acres, more or less.

BLOCKS A, B C, D E, F, G & H WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

DEVELOPER:
Cies, LLC
1203 Brookhaven Boulevard
Norman, Oklahoma 73072
405-329-0266

ENGINEER/SURVEYOR
CLOUR PLANNING & ENGINEERING SERVICES, LLC
Phil Clour, P.E. No. 10849, L.S. No. 1160
408 Bannister Court
Norman, Oklahoma 73072

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 right, duty and responsibility of the Property Owner(s) in the plat of Brookhaven No. 41 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 born 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.

THE FEMA FLOOD RATE MAP OR PANEL 40027C0230H DATED SEPTEMBER 26, 2008 SHOWS THAT THE ABOVE PROPERTY IS LOCATED IN SONE X, WHICH IS DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

ZONING
EXISTING ZONING R-1, RM-6 AND C-1
PROPOSED ZONING R-1, RM-6 PUD, AND C-1

102 SINGLE FAMILY LOTS
4 COMMERCIAL LOTS

THE EXISTING OIL WELL, (PATTY #1), SHOWN HEREON IS AN ACTIVE WELL. IT MAY REMAIN IN PRODUCTION FOR SOME TIME TO COME.

THERE WILL BE NO DEVELOPMENT ON THE COMMERCIAL LOT 2, BLOCK 8 UNTIL THE OIL WELL IS REMOVED AND PLUGGED.

ENGINEERS SURVEYORS PLANNERS
CPES
Clour Planning & Engineering Services
C.A. No. 5976 Exp. Date 06-28-2012 • 408 Bannister Dr., Norman, Ok. • 405-833-2522

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NORMAN, CLEVELAND COUNTY, OKLAHOMA
REVISED PRELIMINARY PLAT

Drawn By: NUMERATOR Checked By: ____ Drwg. File: PRELIMINARY PLAT 05-02-2012.DWG Date: 05-02-2012 Rev.: ____	Sheet 1 of 3	JOB NO. P-029