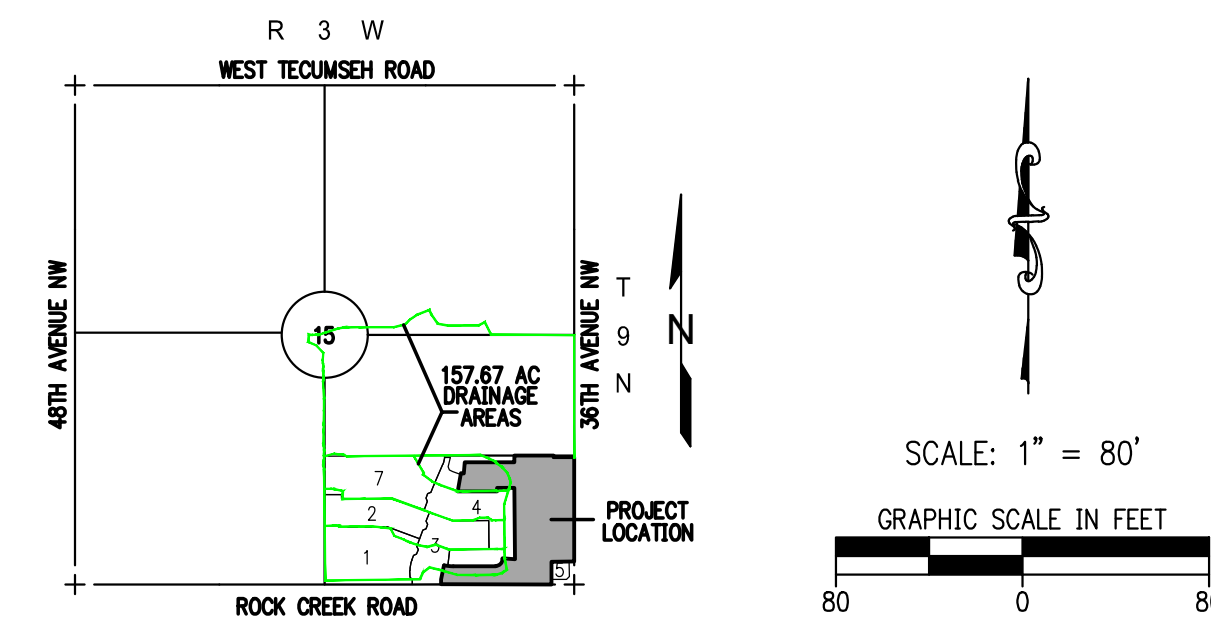


SITE PLAN OF WARWICK ADDITION

A PART OF THE SE/4 OF SECTION 15, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 200'

- UTILITIES**
- ① PROPOSED 8" W/L
 - ② PROPOSED FIRE HYDRANT
 - ③ PROPOSED 8" SS
 - ④ POTENTIAL FIRE VAULT
 - ⑤ FUTURE STREET WIDENING
 - ⑥ PLUGGED WELL, NAILON #1, PLUGGED: 1/22/93
NORTHING: 2119021.0907
EASTING: 698233.6121
 - ⑦ DUMPSTER & ENCLOSURE LOCATION
 - ⑧ EXISTING 8" SS
 - ⑨ PROPOSED 12" W/L
 - ⑩ PROPOSED 6" W/L
 - ⑪ PROPOSED BOX CULVERT

- NOTES**
- ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS.
 - 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 WARWICK ADDITION. HOWEVER, IN 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 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.
 - SIDEWALK REQUIRED ADJACENT TO 36TH AVENUE NW.
 - SIDEWALK REQUIRED ANNALANE DRIVE, MAHOGANY RUN AND McCRANOR COURT.
 - SUBJECT TO 36TH NORTHWEST SEWER PAYBACK
 - THE DISTANCE BETWEEN THE FDC AND THE NEAREST FIRE HYDRANT SHALL BE LIMITED BASED UPON INSTALLATION LOCATION.

LEGAL DESCRIPTION

A tract of land situate within the Southeast Quarter (SE/4) of Section Fifteen (15), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast corner of said SE/4; thence

S89°38'06"W along the South line of said SE/4 a distance of 1432.89 feet; thence

N00°21'45"W a distance of 50.00 feet; thence

N12°33'06"E a distance of 149.60 feet to a point on a non-tangent curve to the left; thence

96.03 feet along the arc of said curve having a radius of 425.00 feet, subtended by a chord of 95.83 feet which bears S83°55'12"E; thence

N89°40'05"E a distance of 441.81 feet to a point on a non-tangent curve to the left; thence

113.34 feet along the arc of said curve having a radius of 71.97 feet, subtended by a chord of 101.98 feet which bears N44°34'54"E; thence

N00°26'20"W a distance of 8.20 feet; thence

S85°50'01"E a distance of 130.42 feet; thence

N00°26'20"W a distance of 745.00 feet; thence

S89°40'05"W a distance of 180.00 feet; thence

S00°26'20"E a distance of 35.07 feet; thence

S89°40'05"W a distance of 409.70 feet; thence

N09°00'40"E a distance of 192.77 feet to a point on a non-tangent curve to the left; thence

1.54 feet along the arc of said curve having a radius of 275.00 feet, subtended by a chord of 1.54 feet which bears S84°31'37"E; thence

S84°41'17"E a distance of 30.00 feet; thence

N05°11'43"E a distance of 118.29 feet; thence

N89°37'56"E a distance of 515.67 feet; thence

N00°27'53"W a distance of 51.13 feet; thence

N89°37'44"E a distance of 658.53 feet to a point on the East line of said SE/4; thence

S00°28'43"E along said East line a distance of 1321.18 feet to the POINT OF BEGINNING.

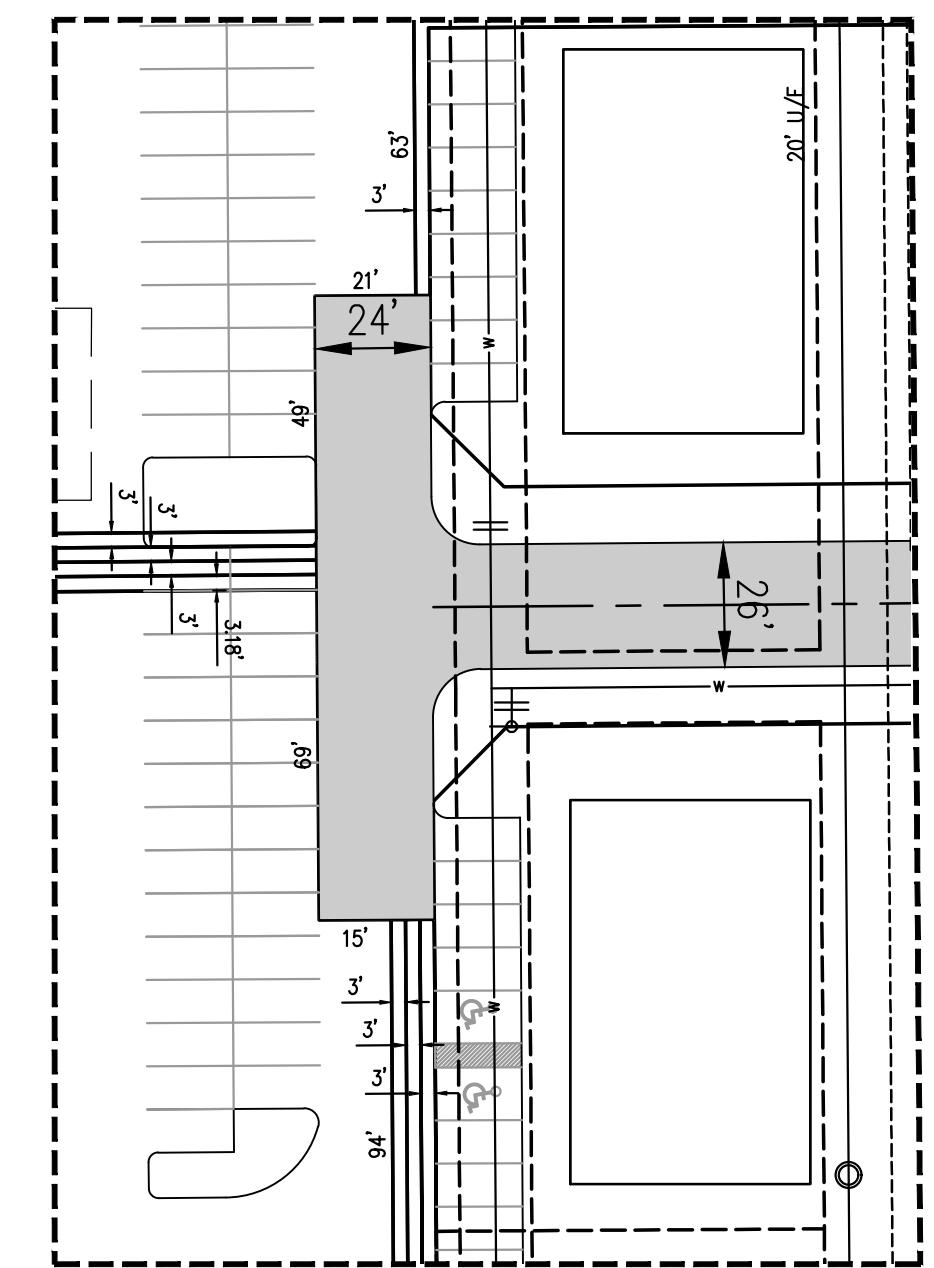
Said tract contains 1,185,987 Sq Ft or 27.227 Acres, more or less.

LESS & EXCEPT

WARWICK ADDITION SECTION 5, according to the recorded plat thereof, recorded in Book PL 18, Page 24.

Said tract containing 33,811 Sq Ft or 0.776 Acres, more or less.

Total tract containing 1,152,176 Sq Ft or 26.450 Acres, more or less.



1 DETAIL
GRAPHIC SCALE IN FEET

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	30.00'	S84° 41' 17"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	96.03'	425.00'	012°56'47"	S83° 55' 12"E	95.83'
C2	113.34'	71.97'	090°13'38"	N44° 34' 54"E	101.98'
C3	1.54'	275.00'	000°19'17"	S84° 31' 37"E	1.54'

LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

LOT COUNT:

SINGLE-FAMILY RESIDENTIAL	20 LOTS
SINGLE-FAMILY RESIDENTIAL DENSITY	6.34 ACRES
RESIDENTIAL DENSITY	0 (DU/AC.) - 0 (AC./DU)
MULTI-FAMILY	0 LOT
MULTI-FAMILY COMMERCIAL	0 ACRES
COMMERCIAL	13 LOT
	13.27 ACRES

COMMON AREAS:

C/A 1	0.84 ACRES
C/A 2	0.57 ACRES
C/A 3	0.91 ACRES
C/A 4	3.69 ACRES
C/A 5	0.65 ACRES
TOTAL C/A (SITE)	6.66 ACRES

PROJECT OWNER AND DEVELOPER:
HERITAGE FINE HOMES INVESTMENTS, INC.
770 W. ROCK CREEK ROAD, SUITE 103
NORMAN, OK 73069

PH: 405.364.3225
FAX: 405.364.3935

BENCHMARK:
FOUND CUT "X" AT THE SOUTHEAST CORNER OF THE SOUTHEAST CORNER, SECTION 15, T9N, R3W, I.M.

NORTHING: 696,966.71
EASTING: 2,119,511.69
ELEV: 1173.74 (NAVD 88)

**SITE PLAN TO SERVE
WARWICK ADDITION**

300 Points Parkway Blvd.
Tulsa, Oklahoma 74399

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6271
www.craftontull.com

SHEET NO.: 1 of 1
DATE: 09/29/17
PROJECT NO.: 16611700

CERTIFICATE OF AUTHORIZATION:
CA 973 PRESH EXPIRES 6/30/2018

DRAWING 16611700_WARWICKADDITIONSECTION15_T9N_R3W_I.M._PRELIMINARY PLAT CONCEPT PLAN