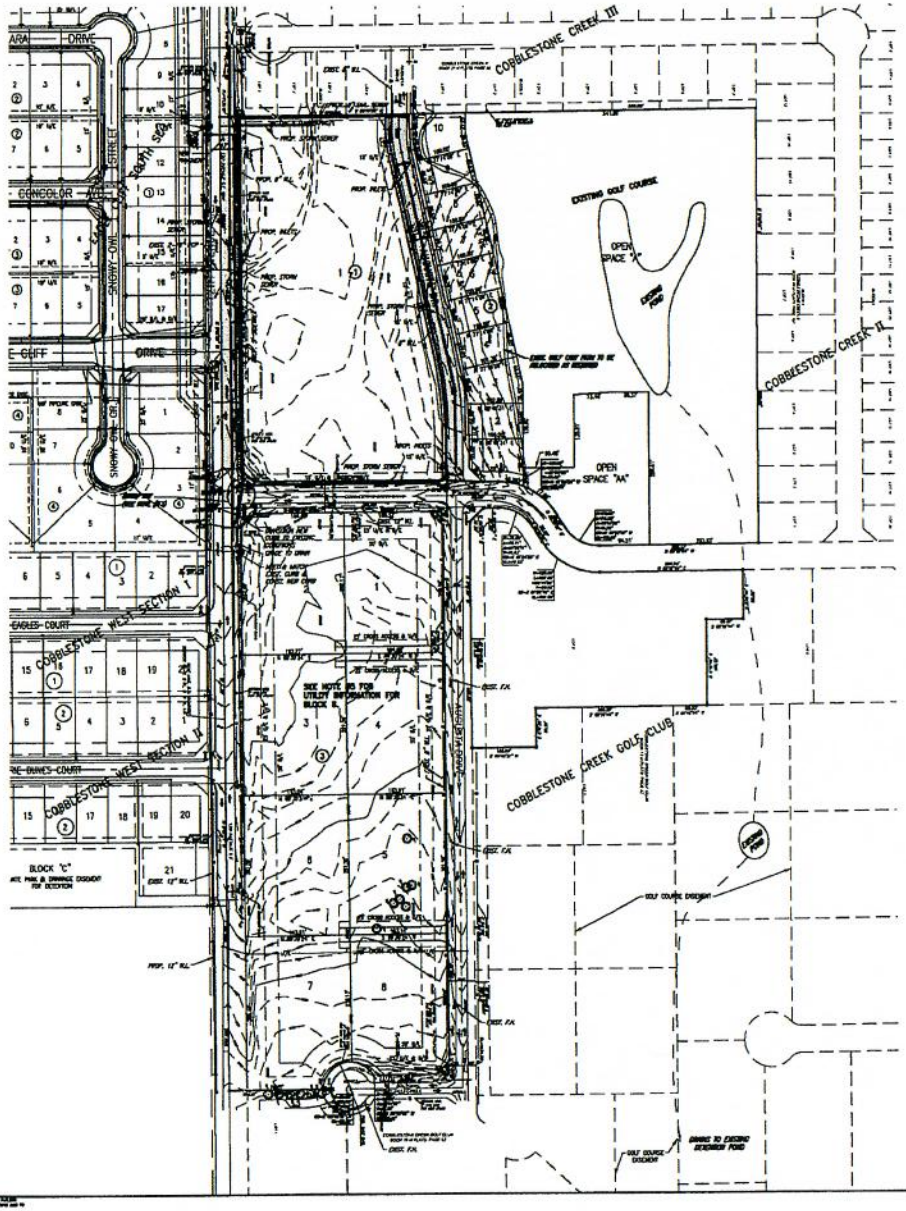


PRELIMINARY PLAT

COBBLESTONE CREEK

A PLANNED UNIT DEVELOPMENT FOR BLOCKS 1 AND 3
A PART OF THE S.W. 1/4, SECTION 16, T8N, R2W I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
4. ALL PROPOSED WATERLINES ARE 6-INCH EXCEPT AS NOTED.
5. LOTS IN BLOCK 6 WILL BE SERVED BY SEPTIC SYSTEMS OR EQUAL, WITH PUBLIC WATERLINE, AS PER ODEQ CHAPTER 641-1-3(d).
6. 12th AVE. S.E. SOUTH OF EAGLE CLIFF WILL BE DEFERRED. THE DEVELOPER MAY CHOOSE TO CONSTRUCT 12th AVE. S.E. WITH THIS PLAT.
7. AREAS WITHIN THE GOLF COURSE OPEN SPACE WILL BE USED FOR DRAINAGE CONVEYANCE TOWARDS THE EXISTING DETENTION POND. FINAL DESIGN TO BE DETERMINED AT THE FINAL PLAT STAGE.
8. OPEN SPACE LOT "AA" IS A PART OF THE PUD.
9. BLOCK 6 TO BE REZONED FOR SENIOR COMMUNITY.
10. BLOCKS 2 AND 8 ARE THE SAME AS HAVE BEEN PREVIOUSLY APPROVED BY CITY COUNCIL.
11. OPEN SPACE "A" WILL REMAIN AS GOLF COURSE.
12. DETENTION WILL BE FEE IN LIEU OF.
13. ARCHITECTURAL ENTRY WAY TO BE DONE BY THE DEVELOPER SEPARATELY AND IS NOT A PART OF THIS PRELIMINARY PLAT.

LEGAL DESCRIPTIONS

Tract 1:
Pond South of Cobblestone Creek Drive (PUD)

A tract of land lying in the Southwest Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter;

THENCE North 00°13'29" West, along the west line of said Southwest Quarter, a distance of 532.80 feet to the POINT OF BEGINNING;

THENCE continuing North 00°13'29" West, along said west line, a distance of 1646.36 feet;

THENCE North 89°46'31" East a distance of 33.00 feet to a point on the east right of way line of 12th Avenue S.E. and a point on the southerly right of way line of Cobblestone Creek Drive as established by the plat of COBBLESTONE CREEK GOLF CLUB recorded in Book 19 of Plats, Page 42;

THENCE along the southerly right of way line of said Cobblestone Creek Drive, the southerly right of way line of Augusta Drive and the northerly right of way line of Southern Hills Circle, all as established by the aforesaid plat of COBBLESTONE CREEK GOLF CLUB, the following eight (8) courses;

1. North 44°46'31" East a distance of 35.37 feet;
2. North 89°46'31" East a distance of 307.00 feet;
3. South 45°13'29" East a distance of 35.36 feet;
4. South 00°13'29" East a distance of 994.26 feet;
5. South 44°46'31" West a distance of 35.36 feet;
6. South 89°46'31" West a distance of 105.00 feet to a point of curvature;
7. Northerly along a curve to the right having a radius of 25.00 feet (said curve being subtended by a chord which bears North 00°13'46" West a chord length of 39.41 feet) an arc distance of 21.82 feet to a point of reverse curvature;
8. Westerly and Southerly along a curve to the left having a radius of 30.00 feet (said curve being subtended by a chord which bears South 89°46'13" West a chord length of 33.43 feet) an arc distance of 120.00 feet to the northeast corner of Lot 1, Cobblestone Creek Golf Club recorded in Book 19 of Plats, Page 42;

THENCE South 89°46'31" West, along the north line of said Lot 1 and said line extended, a distance of 574.71 feet to the POINT OF BEGINNING;

Said described tract of land contains a gross area of 1,853,107 square feet or 8.57 acres and a net area (less dedicated road rights of way) of 1,813,577 square feet or 8.05 acres, more or less.

And also,

Open Space Lot AA (PUD)

A tract of land lying in the Southwest Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter;

THENCE North 00°13'29" West, along the west line of said Southwest Quarter, a distance of 1969.16 feet;
THENCE North 89°46'31" East a distance of 33.00 feet to a point on the East right-of-way line of 12th Ave. S.E., said point also being a point on the North right-of-way line of Cobblestone Creek Drive as established by the plat of COBBLESTONE CREEK GOLF CLUB recorded in Book 19 of Plats, Page 42;

THENCE along the northerly right of way line of said Cobblestone Creek Drive the following five (5) courses;

1) South 45°13'29" East a distance of 35.36 feet;
2) North 89°46'31" East a distance of 307.00 feet;
3) South 67°27'43" East a distance of 105.12 feet;
4) North 89°46'31" East a distance of 217.83 feet to a point of curvature;
5) THENCE Southeasterly along a curve to the right having a radius of 125.00 feet (said curve subtended by a chord which bears South 79°16'41" East a distance of 42.80 feet) with an arc length of 48.29 feet to the POINT OF BEGINNING;

THENCE North 00°13'29" West a distance of 25.01 feet; THENCE North 89°46'31" East a distance of 85.43 feet; THENCE North 00°13'46" West a distance of 1,201.91 feet; THENCE North 44°28'16" East a distance of 12.44 feet; THENCE North 89°46'31" East a distance of 66.27 feet; THENCE South 00°13'46" East a distance of 306.61 feet to a point on the North right-of-way line of Cobblestone Creek Drive;

THENCE along the northerly right-of-way line of said Cobblestone Creek Drive the following four (4) courses;

1) THENCE South 89°14'44" West a distance of 94.31 feet to a point of curvature;
2) THENCE along a curve to the right having a radius of 70.00 feet (said curve subtended by a chord which bears North 61°36'16" West a distance of 72.09 feet) with an arc length of 76.53 feet;
3) THENCE North 30°27'21" West a distance of 33.26 feet to a point of curvature;
4) THENCE along a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 30°01'27" West a distance of 18.72 feet) with an arc length of 77.26 feet to the POINT OF BEGINNING.

Said described tract of land contains 47,329 square feet or 1.09 acres, more or less.

Total gross area of said Parcels of land (PUD) contains 677,132 square feet or 15.55 acres, more or less.

Tract 2:
Pond North of Cobblestone Creek Drive

A tract of land lying in the Southwest Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter;

THENCE North 00°13'29" West, along the west line of said Southwest Quarter, a distance of 1,888.16 feet to the POINT OF BEGINNING;

THENCE continuing North 00°13'29" West, along said west line, a distance of 438.20 feet to a point being 200.01 feet South 00°13'29" East of the northwest corner of the Southwest Quarter of said Section 16;

THENCE North 89°13'58" East passing at a distance of 33.00 feet the southwest corner of Lot 1, Block 5, COBBLESTONE CREEK III recorded in Book 21 of Plats, Page 26 and continuing along the south line of said Block 5 and said line extended for a total distance of 889.52 feet to the southeast corner of Lot 2, Block 4, COBBLESTONE CREEK III, said point also being a point on the West property line of the Wall Street plat of COBBLESTONE CREEK II recorded in Book 19 of Plats, Page 152;

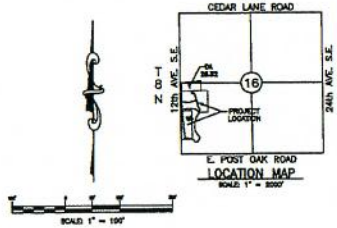
THENCE South 00°13'46" East along the West line of Block 1 of said West plat a distance of 606.65 feet to a point on the North right-of-way line of Cobblestone Creek Drive as established by the plat of COBBLESTONE CREEK GOLF CLUB recorded in Book 19 of Plats, Page 42 and a point on a curve;

THENCE along the northerly right of way line of said Cobblestone Creek Drive the following eight (8) courses;

1. THENCE South 89°14'44" West a distance of 298.11 feet to a point of curvature;
2. THENCE along a curve to the right having a radius of 75.00 feet (said curve subtended by a chord which bears North 61°36'16" West a distance of 77.56 feet) with an arc length of 79.53 feet;
3. THENCE North 30°27'21" West a distance of 33.26 feet to a point of curvature;
4. THENCE along a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 61°24'23" West a distance of 120.69 feet) with an arc length of 126.18 feet;
5. THENCE South 89°46'31" West a distance of 217.83 feet;
6. THENCE North 67°27'43" West a distance of 105.12 feet;
7. THENCE South 89°46'31" West a distance of 307.00 feet;
8. THENCE North 45°13'29" West a distance of 35.36 feet to a point on the east right of way line of 12th Avenue S.E.;

THENCE South 89°46'31" West a distance of 33.00 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 726,898 square feet or 16.72 acres and a net area (less dedicated road rights of way) of 708,028 square feet or 16.25 acres, more or less.



LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1" = 100'

TOTAL LOTS
EXISTING PUD LOTS = 8 (BLOCK 3)
EXISTING R-1 LOTS = 10 (BLOCK 2)
PROP. PUD FOR SENIOR COMMUNITY = 1 (BLOCK 1)

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PRELIMINARY PLAT

SHEET NO.
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