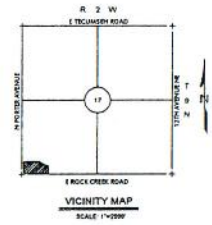
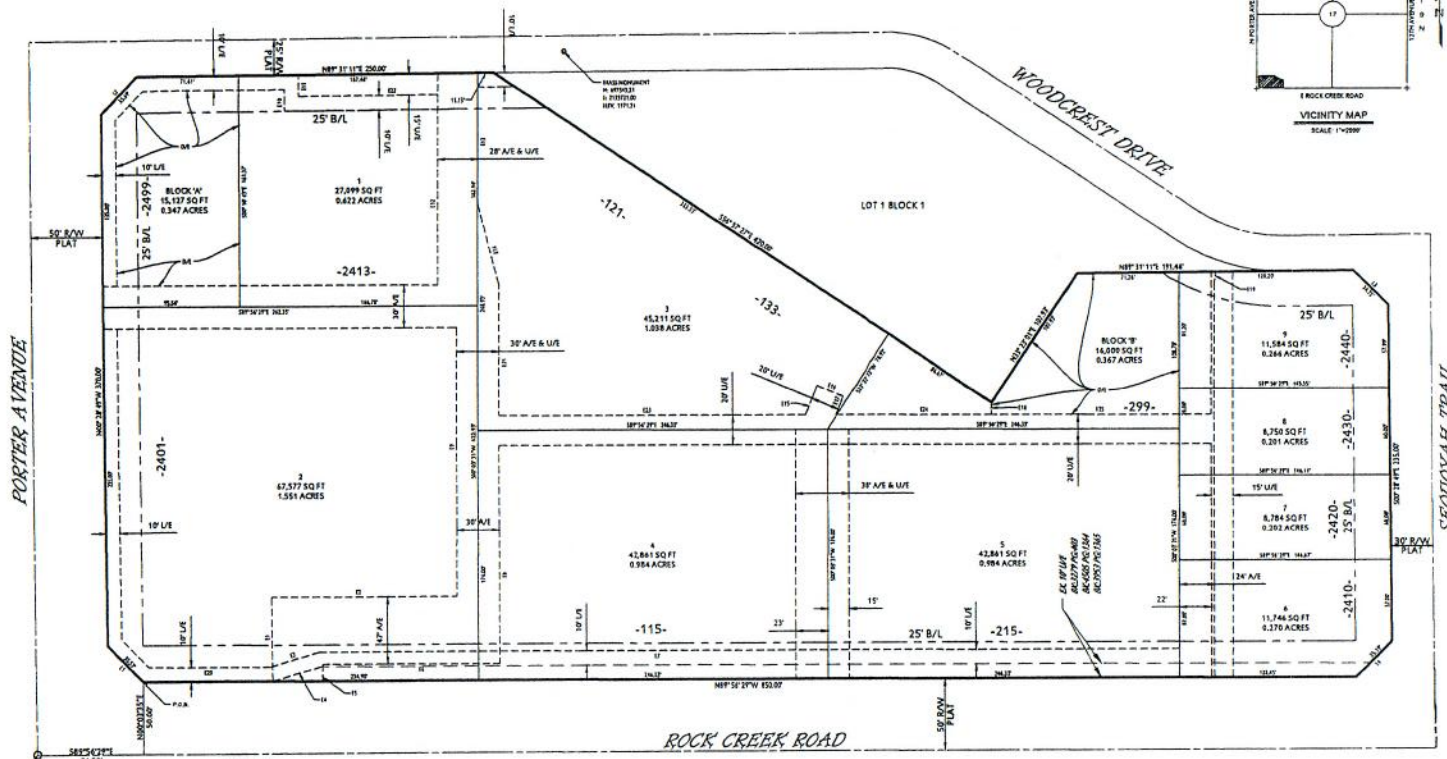


FINAL PLAT BEING A RE-PLAT OF
 OF
LOT 2, BLOCK 1
WOODCREST ESTATES PLAZA ADDITION
 A PART OF THE SW¼ OF SECTION 17, T9N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



EASEMENT TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
E1	58.52'	S00°28'48" E	L1	35.52'	S45°07'23" W
E2	129.87'	S89°56'28" E	L2	35.61'	S45°28'31" E
E3	33.75'	N73°48'14" E	L3	34.75'	S45°28'49" E
E4	33.75'	N73°48'14" E	L4	35.18'	S44°47'21" W
E5	11.51'	S00°28'48" E			
E6	124.43'	S89°56'28" E			
E7	604.06'	N89°56'25" W			
E8	152.48'	N00°03'31" E			
E9	105.48'	S00°03'31" W			
E10	15.00'	N00°28'48" W			
E11	15.00'	N00°28'48" W			
E12	147.68'	N00°03'31" E			
E13	162.84'	S00°03'31" W			
E14	58.43'	S14°40'05" E			
E15	22.00'	N22°30'00" E			
E16	20.00'	S67°30'00" E			
E17	13.74'	N22°30'00" E			
E18	6.34'	S00°03'31" W			
E19	7.05'	N05°48'23" E			
E20	85.04'	N89°56'28" W			
E21	86.93'	S00°03'31" W			
E22	97.62'	N89°21'11" E			
E23	215.57'	S89°56'28" E			
E24	109.88'	S89°56'28" E			
E25	152.52'	S89°56'28" E			



NOTES

1. THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINDUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-106 OF THE OKLAHOMA STATE STATUTES.
2. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:
 MAGNETIC NAIL WITH WASHER STAMPED "C1A C872"
 3/8" IRON ROD WITH PLASTIC CAP STAMPED "C1A C873"
3. PROPERTY CORNER MONUMENTS SHALL BE:
 3/8" IRON ROD WITH PLASTIC CAP STAMPED "C1A C873"
4. THE PRIVATE DRIVE/ACCESS EASEMENT (P/D/A) SHOWN HEREON PROVIDES ACCESS AND LEGAL FRONTAGE TO ALL LOTS WITHIN SAID EASEMENT. THE MAINTENANCE OF THE PRIVATE DRIVE WITHIN THE PRIVATE DRIVE/ACCESS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE PLAT. THE PRIVATE DRIVE/ACCESS EASEMENT SHALL REMAIN OPEN AND/OR ACCESSIBLE FOR EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES. PARKING IS NOT PERMITTED WITHIN SAID EASEMENT, HOWEVER, MANEUVERING FOR PARKING IS PERMITTED.
5. DRAINAGE DETENTION FACILITY EASEMENTS (BLOCK A & B) ARE HERE BY 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 OWNERS IN THE PLAT OF WOODCREST ESTATES PLAZA ADDITION AND/OR 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 OWNERS. 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 OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

6. MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE PLAT AND AS INDICATED IN THE PROPERTY OWNERS AGREEMENT. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTION, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN.
7. BRASS CAP MONUMENT SET IN CURB OF WOODCREST DRIVE.
 NORTHING: 807543.21
 EASTING: 213525.00
 ELEVATION: 1171.21

SCALE: 1" = 40'
 BASIS OF BEARING = N 00°28'48" W
 WEST LINE OF SW¼, SECTION 17, T9N, R2W, I.M.

LEGEND

D/E	DRAINAGE EASEMENT
B/L	BUILDING LIMIT LINE
R/W	RIGHT OF WAY
L/W	LANDSCAPE EASEMENT
U/E	UTILITY EASEMENT
A/E & U/E	ACCESS EASEMENT & UTILITY EASEMENT

FINAL PLAT - A RE-PLAT OF
 LOT 2, BLOCK 1 WOODCREST ESTATES PLAZA ADDITION

3112 Maps
 Oklahoma City, Oklahoma 73106

Crafton Tull
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 www.craftontull.com

SHEET NO.: 2 of 2
 DATE: 06/24/16
 PROJECT NO.: 16604200

PROPERTY OF CRAFTON TULL ENGINEERING & SURVEYING