

FINAL PLAT BROOKHAVEN NO. 44 ADDITION

A PART OF THE N.E. 1/4, SECTION 22, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A tract of land being a part of the Northeast Quarter (NE/4) of Section 22, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

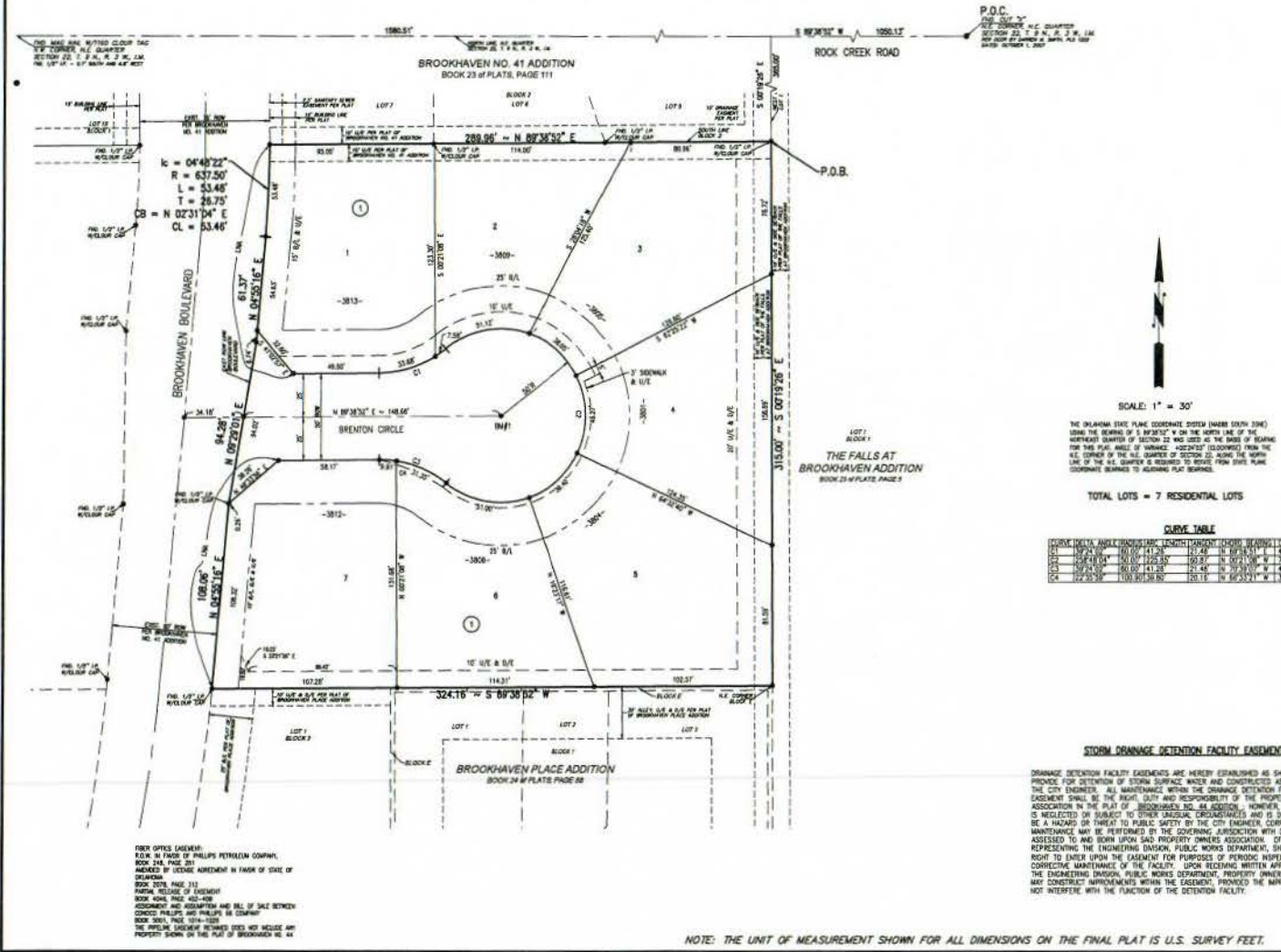
COMMENCING at northeast corner of said Northeast Quarter; THENCE South 89°30'27" West, along the north line of said Northeast Quarter, a distance of 1055.13 feet; THENCE South 02°17'24" East, passing at a distance of 50.00 feet the northeast corner of Lot 1, Block 1, THE FALLS AT BROOKHAVEN ADDITION recorded in Book 23 of Plats, Page 5 and continuing along the west line of said Lot 1 a total distance of 365.00 feet to the POINT OF BEGINNING.

THENCE continuing South 02°17'24" East, along said east line, a distance of 315.00 feet to the northwest corner of Block E, BROOKHAVEN PLACE ADDITION recorded in Book 24 of Plats, Page 88; THENCE South 89°30'27" West, along the north line of said Block E and the north line of Lot 1, Block 3, BROOKHAVEN PLACE ADDITION a distance of 324.18 feet to a point on the east right of way line of Brookhaven Boulevard as established by the plat of BROOKHAVEN NO. 41 ADDITION recorded in Book 23 of Plats, Page 11; said point also being the southeast corner of the plat of BROOKHAVEN NO. 41 ADDITION; THENCE along said east right of way line the following four (4) courses:

- 1) North 04°55'16" East a distance of 108.06 feet;
- 2) North 09°29'31" East a distance of 94.28 feet;
- 3) North 04°55'16" East a distance of 61.27 feet to a point of curvature;
- 4) Northerly along a curve to the left having a radius of 437.50 feet (said curve subtended by a chord which bears North 02°31'04" East a distance of 53.48 feet) for an arc length of 53.48 feet to the southeast corner of Lot 1, Block 3, BROOKHAVEN NO. 41 ADDITION;

THENCE North 89°30'27" East, along the south line of said Block 2, a distance of 288.38 feet to the POINT OF BEGINNING.

Said tract contains 98,863 square feet, or 2,213 acres more or less.



THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83) IS USED. THE BEARING OF S 89°30'27" W ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT. ANGLE OF SWANSEA - 402°20'27" (CLOSED) FROM THE N.E. CORNER OF THE N.E. QUARTER OF SECTION 22, ALONG THE NORTH LINE OF THE N.E. QUARTER IS REQUIRED TO BE OBTAINED FROM STATE PLANE COORDINATE SURVEYS TO ADJUSTING PLAT BEARINGS.

TOTAL LOTS = 7 RESIDENTIAL LOTS

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC LENGTH
1+00.00	N 04°55'16" E	108.06	04°55'16"	108.06
1+08.06	N 09°29'31" E	94.28	09°29'31"	94.28
1+17.34	N 04°55'16" E	61.27	04°55'16"	61.27
1+21.61	N 02°31'04" E	53.48	02°31'04"	53.48

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 OWNERS ASSOCIATION IN THE PLAT OF "BROOKHAVEN NO. 44 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 ENGINEERING DIVISION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS ASSOCIATION. 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 ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



LOCATION MAP
Scale: 1" = 1000'

* UNLESS OTHERWISE NOTED ALL MONUMENTS ARE SET 1/2" FROM PIN WITH GAGE31' CAP OR SET MAG NAIL WITH GAGE31' TAC.

BOUNDARY: BRASS CAP AT CENTERLINE OF 24"-60" DIA. OF BRENTON CIRCLE
ELEV. = _____

D/E = DRAINAGE EASEMENT
S/W = SIDEWALK EASEMENT
LUNA = LIMITS OF NO ACCESS
U/S = UTILITY EASEMENT
B/L = BUILDING LINE
-1000 = ADDRESS

Date: October 28, 2011
SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73108
PH: (405) 523-7755
Oklahoma CA#654 Exp. 6-30-2017

BROOKHAVEN NO. 44 ADDITION
FINAL PLAT
SHEET 2 OF 2

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.