

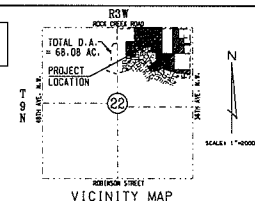
Sidewalks to be constructed in accordance with the Standards of The City of Norman on each lot including Rock Creek Road. Sidewalks are not shown on this drawing for clarity.

# BROOKHAVEN NO. 41 ADDITION

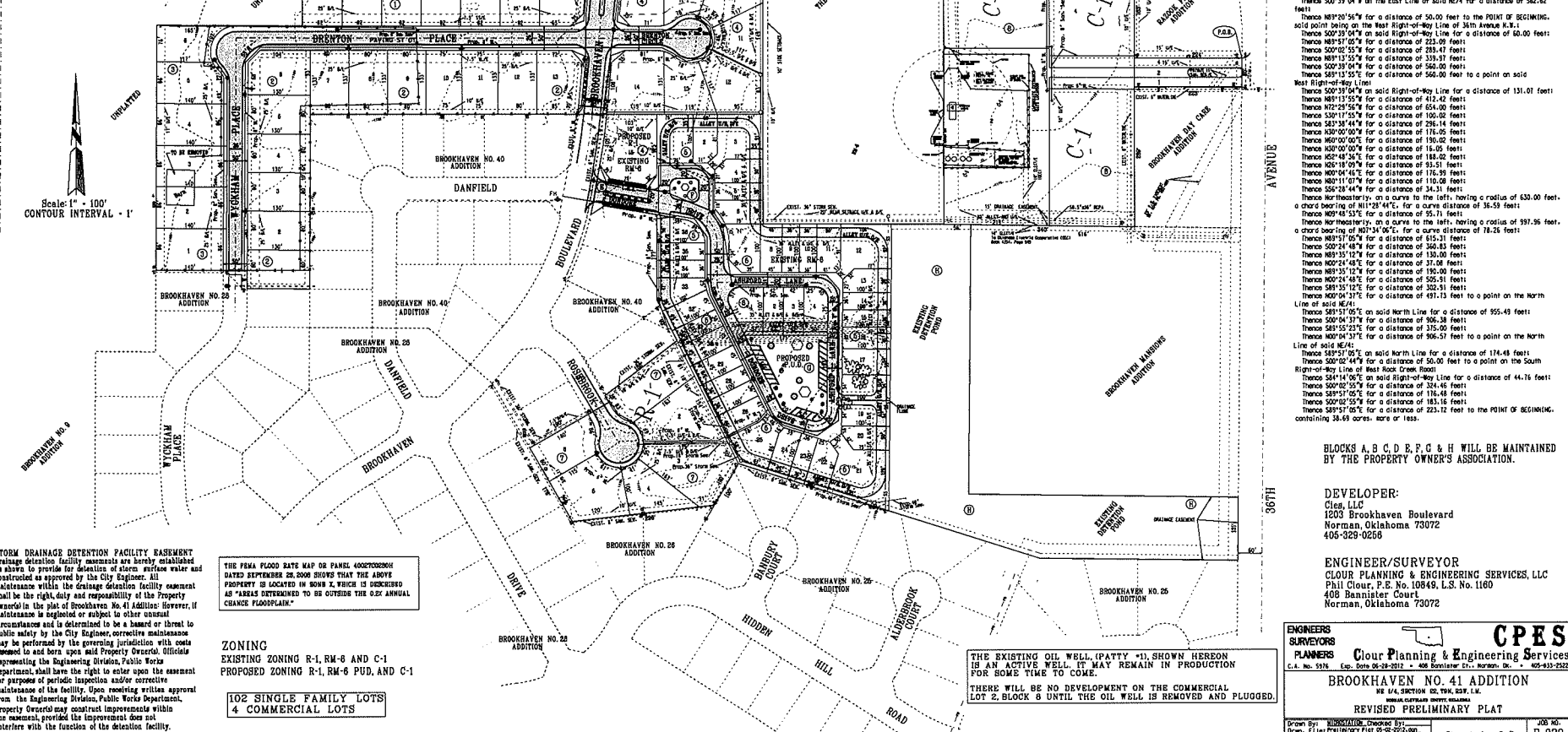
NE 1/4 SECTION 22, T9N R3W L.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

## REVISED PRELIMINARY PLAT

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.



- LEGEND OF SYMBOLS**
- Fire Hydrant
  - Beech Mark
  - Existing Sanitary Sewer Manhole
  - Water Valve
  - Utility Pole
  - Guy Anchor
  - Telephone Base
  - Storm Sewer Manhole
  - Storm Sewer Inlet
  - Fence
  - Fiber Optic Line
  - Underground Utility
  - Existing Sanitary Sewer
  - Storage Tank or other Oil Equipment
  - L.N.A. Denotes Limits of No Access



**LEGAL DESCRIPTION:**

A tract of land located in the Northeast Quarter (NE 1/4) 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 1/4 on the East Line of said NE 1/4 for a distance of 562.62 feet;

Thence N89°20'46" 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.E. 1;

Thence S00°29'04" W on said Right-of-Way Line for a distance of 60.00 feet;

Thence N89°20'46" W for a distance of 283.41 feet;

Thence N89°15'57" W for a distance of 335.93 feet;

Thence S00°39'04" W for a distance of 560.00 feet;

Thence N89°15'57" W 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 131.01 feet;

Thence N89°15'57" W for a distance of 412.43 feet;

Thence N72°24'56" W for a distance of 634.00 feet;

Thence S00°17'53" W for a distance of 100.00 feet;

Thence S83°38'44" W for a distance of 234.14 feet;

Thence N30°00'00" W for a distance of 116.00 feet;

Thence N60°00'00" E for a distance of 160.00 feet;

Thence N30°00'00" W for a distance of 18.05 feet;

Thence N62°48'56" E for a distance of 188.00 feet;

Thence N26°18'00" W for a distance of 93.51 feet;

Thence N00°04'48" E for a distance of 116.99 feet;

Thence N80°11'07" W for a distance of 110.00 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 N112°04'45" E, for a curve distance of 36.58 feet;

Thence N03°48'53" E for a distance of 95.71 feet;

Thence Northeasterly, on a curve to the left, having a radius of 597.96 feet, a chord bearing of N07°34'06" E, for a curve distance of 78.28 feet;

Thence N89°37'02" W for a distance of 615.21 feet;

Thence S00°24'48" W for a distance of 130.00 feet;

Thence N89°33'12" W for a distance of 31.08 feet;

Thence N89°35'12" E for a distance of 130.00 feet;

Thence N00°24'48" E for a distance of 505.91 feet;

Thence S81°35'12" E for a distance of 305.21 feet;

Thence N00°04'31" E for a distance of 491.13 feet to a point on the North Line of said NE 1/4;

Thence S89°37'02" W on said North Line for a distance of 955.49 feet;

Thence S00°04'31" W for a distance of 966.30 feet;

Thence S85°55'21" E for a distance of 315.00 feet;

Thence N00°04'31" E for a distance of 966.57 feet to a point on the North Line of said NE 1/4;

Thence S89°37'02" W 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°02'44" W for a distance of 324.48 feet;

Thence S89°37'02" W for a distance of 118.48 feet;

Thence S00°02'44" W for a distance of 183.18 feet;

Thence S89°37'02" E for a distance of 223.12 feet to the POINT OF BEGINNING, containing 28.69 acres, more or less.

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

**DEVELOPER:**  
Clas, LLC  
1203 Brookhaven Boulevard  
Norman, Oklahoma 73072  
405-329-0258

**ENGINEER/SURVEYOR**  
Clour Planning & Engineering Services, LLC  
P.O. Box 116, Norman, Ok., 73072  
408 Bannister Court  
Norman, Oklahoma 73072

**STORM DRAINAGE DETENTION FACILITY EASEMENT:**  
Drainage detention facility easements are hereby established as shown to provide for detentions 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 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 said Property Owner. Outside the Engineering Division, Public Works Department, shall have the right to enter upon the easement for purposes of periodic inspections and/or corrective maintenance of the facility. Upon receiving written approval from the Engineering Division, Public Works Department, Property Owner may construct improvements within the easement, provided the improvements does not interfere with the function of the detention facility.

THE FEMA FLOOD RATE MAP OR PANEL 400220280H DATED SEPTEMBER 26, 2009 SHOWS THAT THE ABOVE PROPERTY IS LOCATED IN ROW 2, 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, TO 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 PLOUGHED.

**ENGINEERS SURVEYORS PLANNERS**

**CPES**  
Clour Planning & Engineering Services  
C.E. No. 5181  
1203 Brookhaven Boulevard, Norman, Ok., 73072-4085-329-0258

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

REVISED PRELIMINARY PLAT

Drawn by: [Signature] Checked by: [Signature] Job No: [Number]  
Date: [Date] File: [Number] Scale: [Scale] Sheet 1 of 3 P-029