

FINAL PLAT UNIVERSITY NORTH PARK SECTION XVI

A PLANNED UNIT DEVELOPMENT
A PART OF THE E. 1/2, SECTION 14, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

STORM DRAINAGE DETENTION FACILITY

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 DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF UNIVERSITY NORTH PARK. SHOULD ANY MAINTENANCE BE REQUIRED 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 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 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.

- NOTES:
- ALL IMPROVEMENTS WITHIN UTILITY EASEMENTS MAY BE REMOVED BY THE CITY TO REPAIR, MAINTAIN, AND REPLACE ANY OF SUCH IMPROVEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.
 - OFFSITE DETENTION POND AREA WILL BE OWNED AND MAINTAINED BY UNIVERSITY NORTH PARK OWNER'S ASSOCIATION.

DATA	
HORIZONTAL	
OKLAHOMA STATE PLANE COORDINATE SYSTEM	
NAD 83 (SOUTH ZONE)	
VERTICAL	
NAVD 88	
CITY OF NORMAN SURVEY CONTROL	
MONUMENT # 210	
SOURCE	
DESCRIPTION	1:12" BROWN DISC
WORKING (FEET)	752.24343
TESTING (INCHES)	7.5224343
ELEVATION	1182.22
COMBINED SCALE FACTOR 0.99993431	

BENCHMARK - BM 1	
ELEVATION	1182.22
MONUMENT	CUT 2" ON SOUTHWEST CORNER OF 210
LOCATION	FARE IN FRONT NORTH SIDE OF MAIN AVENUE

BENCHMARK - BM 2	
ELEVATION	1182.22
MONUMENT	CUT 2" ON SOUTH EDGE OF 210
LOCATION	AT INTERSECTION OF 210 AVENUE S.W. AND 24th AVENUE N.W.

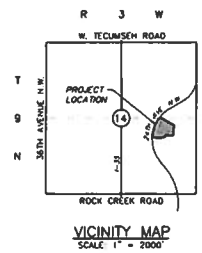
BENCHMARK - BM 3	
ELEVATION	1182.22
MONUMENT	CUT 2" ON TOP OF CURB
LOCATION	ON WEST CURB OF SIDEWALK BOUNDARY 24th AVENUE N.W. BY ONE EIGHT (8) FEET W. OF 210

BENCHMARK - BM 4	
ELEVATION	1182.22
MONUMENT	CUT 2" ON S.E. CORNER OF 210
LOCATION	ON S.E. CORNER OF 210 AVENUE N.W. BY ONE EIGHT (8) FEET W. OF 24th AVENUE N.W.

SW/E = SIDEWALK EASEMENT
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
L/S = LANDSCAPE EASEMENT

Date: **JULY 10, 2019**
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Oklahoma Certified Exp. 8-30-2021

UNIVERSITY NORTH PARK SECTION XVI
A PLANNED UNIT DEVELOPMENT
FINAL PLAT
SHEET 2 OF 2



SCALE: 1" = 50'

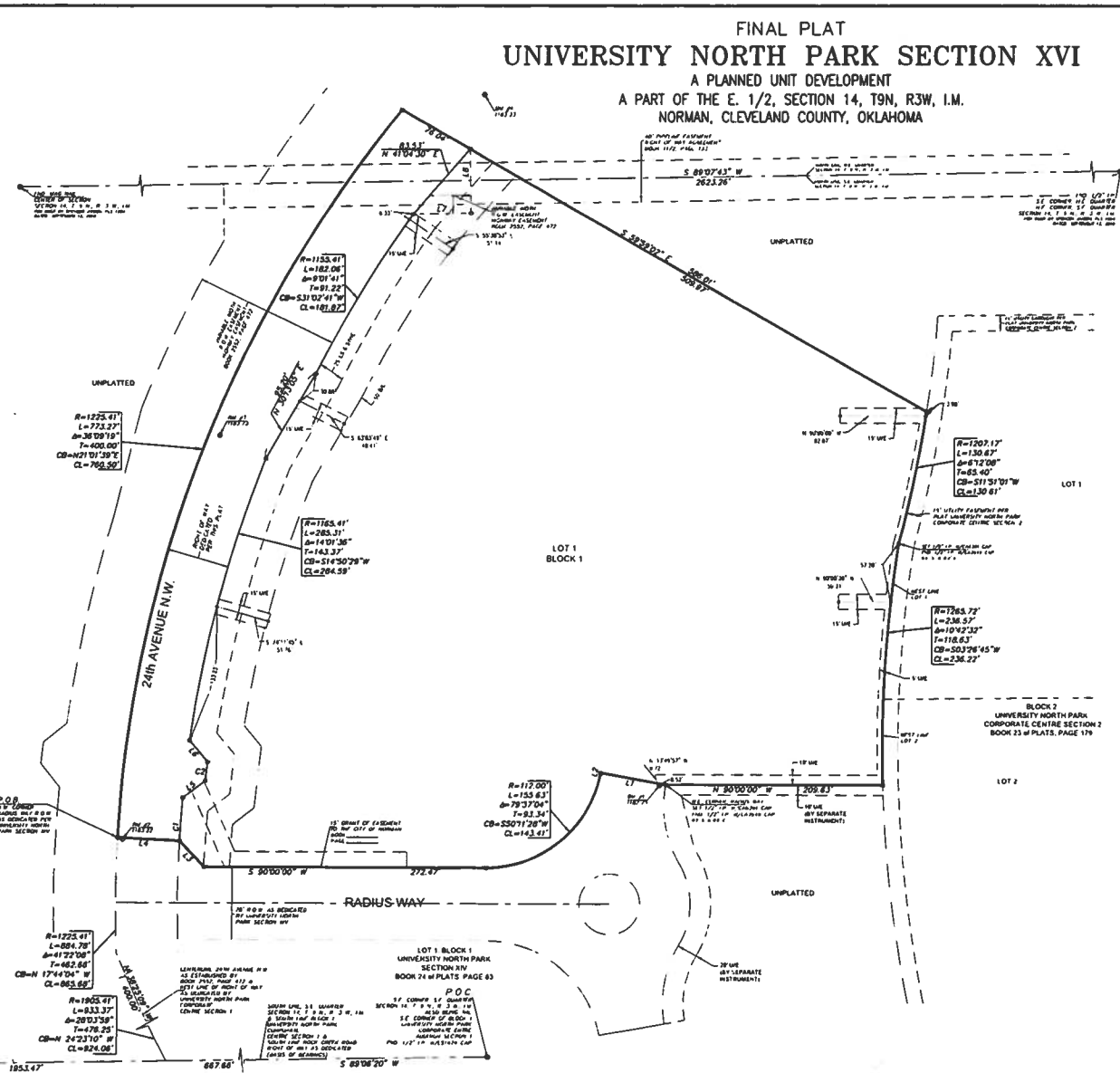
TOTAL LOTS = 1 COMMERCIAL LOT

THE BASIS OF BEARINGS FOR THIS SURVEY WAS SOUTH 89°20' WEST ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE MERIDIAN, ALSO BEING THE SOUTH LINE OF BLOCK 1, UNIVERSITY NORTH PARK COMPOSITE CENTRE SECTION 1 AS SHOWN ON SAID PLAT.

UNLESS OTHERWISE STATED ALL PROPERTY CORNERS ARE 1/2" IRON PINS WITH GALVANIZED OR BNC HEADS WITH ORBELL TAGS.

LINE TABLE			
LINE #	DIRECTION	LENGTH	BEARING
1.1	N 78°21'34" W	84.00	
1.2	S 102°32'36" W	0.00	
1.3	N 43°49'28" W	16.83	
1.4	N 87°07'00" W	80.00	
1.5	N 52°52'21" E	22.48	
1.6	N 37°52'21" E	27.49	
1.7	N 89°07'38" E	35.82	
1.8	N 60°54'32" W	02.12	

CURVE TABLE				
Curve #	Radius	Delta	Chord Bearing	Chord Length
C1	1165.41'	42.16°	02°54'22" E	42.16
C2	1145.41'	18.63°	00°56'36" E	18.63



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

APPROVED BY THE CITY OF NORMAN
DATE: JULY 10, 2019