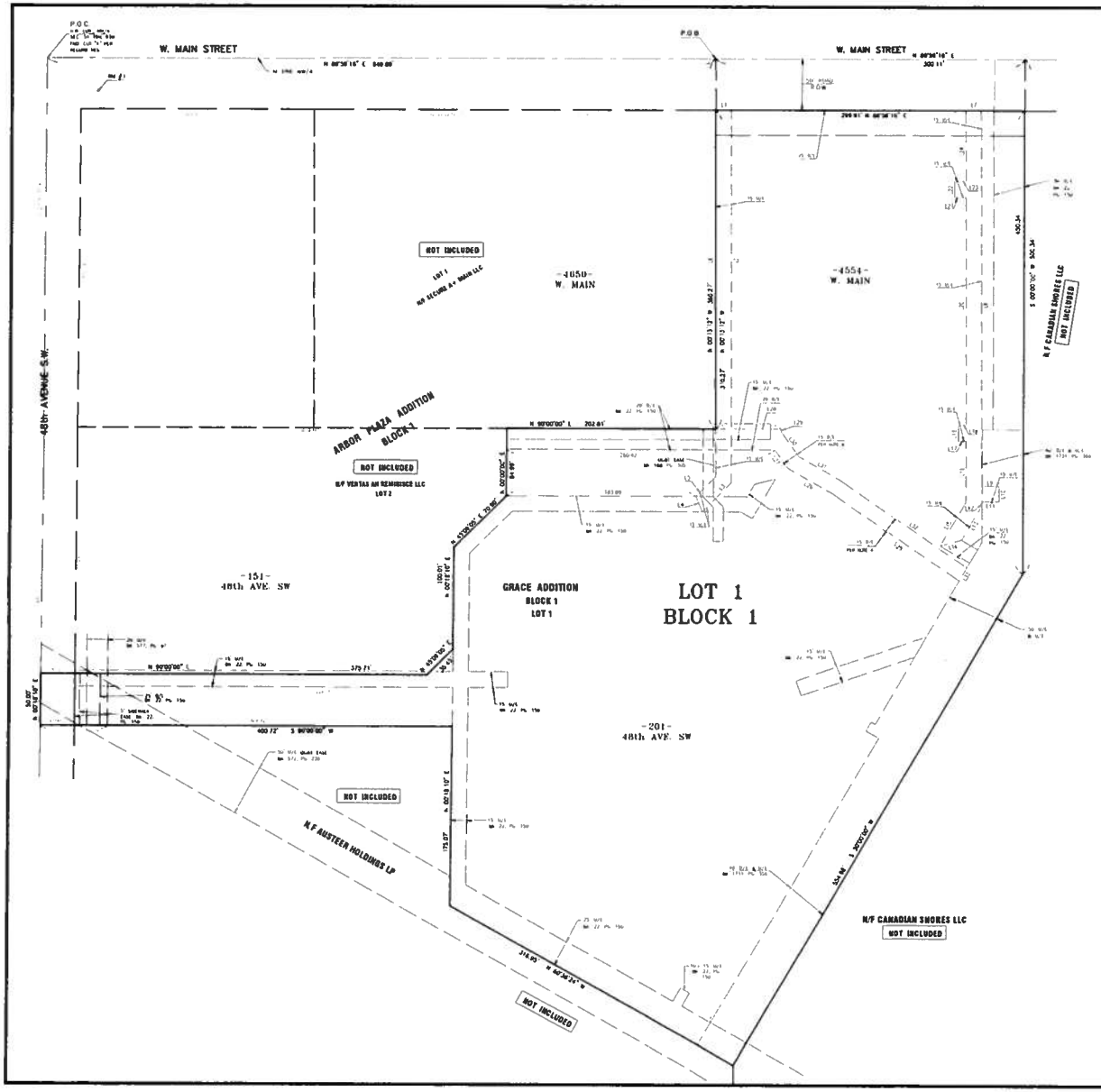
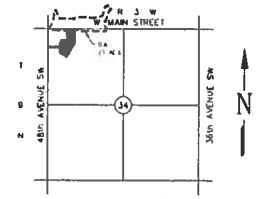


FINAL PLAT
GRACE LIVING CENTER
A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF THE GRACE ADDITION AND TRACT 1
AND A PART OF THE N.W. 1/4 OF SECTION 34, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

SCALE: 1" = 50'

THE BEARINGS STATE PLANE COORDINATE SYSTEM (NAD 1983 NAVD 88) USING THE BEARING UP N 89°38'16" E ALONG THE NORTH LINE OF THE N.W. QUARTER OF SECTION 34 T9N, R3W I.M. WAS USED AS THE BASIS OF BEARING FOR THIS PLAT



LOCATION MAP
NOT TO SCALE

TOTAL LOTS	TOTAL BLOCKS
1	1

UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°38'16" E	73.00'
L2	S 00°13'12" E	30.16'
L3	S 44°46'50" W	18.37'
L4	N 00°13'12" W	76.75'
L5	N 44°46'50" E	22.13'
L6	N 00°13'12" W	256.00'
L7	N 89°38'16" E	15.00'
L8	S 00°14'01" E	84.15'
L9	N 89°45'39" E	17.00'
L10	S 00°14'01" E	15.00'
L11	S 89°45'39" W	17.00'
L12	S 00°14'01" E	4.53'
L13	S 47°18'00" W	38.21'
L14	S 42°42'00" W	27.21'
L15	N 30°00'00" E	49.16'
L16	N 00°14'01" W	50.91'
L17	S 89°45'39" W	7.50'
L18	N 00°14'01" W	15.00'
L19	N 89°45'39" E	7.50'
L20	N 00°14'01" W	221.15
L21	N 89°30'33" W	11.39'
L22	N 00°29'27" E	15.00'
L23	S 89°30'33" E	11.39
L24	N 00°14'01" W	83.97'

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L25	N 33°23'01" W	144.41'
L26	N 80°50'06" W	49.34'
L27	N 33°33'34" W	27.13'
L28	N 90°00'00" E	83.48'
L29	S 00°00'00" E	7.41'
L30	S 35°15'54" E	79.61'
L31	S 80°50'06" E	46.59'
L32	S 33°23'01" E	144.41'
L33	S 30°00'00" W	13.00'

BENCHMARKS:

SITE BENCHMARK # 1.

LOCATION: TOP OF CURB AT CURB RETURN SOUTHEAST EAST OF THE INTERSECTION OF W MAIN STREET AND 48th AVENUE S.W

ELEVATION = 1180

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE RECORD OF

D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
-1000- = ADDRESS

LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, including all of GRACE ADDITION, A REPLAT OF A PART OF LOT 1, BLOCK 1 OF WILDCREST ADDITION AND OF A PART OF LOT 2 OF ARBOR PLAZA ADDITION (A REPLAT OF ALL OF MAIN STREET PROFESSIONAL PARK AND A PORTION OF LOT 1, BLOCK 1, WILDCREST ADDITION), AND A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER, SECTION 34, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, according to the recorded plat thereof, being more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter (NW/4) of said Section Thirty-four (34);
THENCE North 89°38'16" East, along the North line of said NW/4, a distance of 648.89 feet to the POINT OF BEGINNING;
THENCE continuing North 89°38'16" East, along the North line of said NW/4, a distance of 300.11 feet;
THENCE South 00°00'00" East a distance of 303.34 feet;
THENCE South 30°00'00" West a distance of 334.98 feet;
THENCE North 60°36'24" West a distance of 318.95 feet;
THENCE North 00°18'10" East a distance of 175.07 feet;
THENCE North 90°00'00" West a distance of 402.72 feet to a point on the West line of said Northwest Quarter (NW/4);
THENCE North 00°18'10" East, along the West line of said Northwest Quarter (NW/4), a distance of 50.00 feet;
THENCE North 90°00'00" East a distance of 375.71 feet;
THENCE North 47°00'00" East a distance of 33.45 feet;
THENCE North 00°18'10" East a distance of 100.01 feet;
THENCE North 43°00'00" East a distance of 70.90 feet;
THENCE North 00°00'00" East a distance of 64.99 feet;
THENCE North 90°00'00" East a distance of 202.81 feet;
THENCE North 00°13'12" West a distance of 340.27 feet to the POINT OF BEGINNING.

LESS & EXCEPT: The platted public right of way of 48th Avenue SW and W Main Street.

Said tract of land contains an area of 374,460 square feet or 8.5964 acres, more or less.

NOTES:

1. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.
2. UNLESS NOTED OTHERWISE, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.
3. UNLESS NOTED OTHERWISE, ALL PROPERTY CORNERS ARE SET 1/2" IRON PINS WITH CA 4601 CAPS OR SET MAG NAILS WITH CA 4601 TAGS.
4. THE 15' WIDE DRAINAGE EASEMENT IS PROVIDED FOR THE INSTALLATION OF PUBLIC STORM SEWER FOR CONVEYANCE OF STORM WATER AND CONSTRUCTED AS REVIEWED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE SAID DRAINAGE EASEMENT TO BE ENCROACHED BY A STRUCTURE SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER IN THE PLAT OF GRACE LIVING CENTER. 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 OF NORMAN, THE PROPERTY OWNER SHALL BE NOTIFIED AND CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CONTRACTING JURISDICTION WITH COSTS ASSESSED TO AND WORK UPON SAID PROPERTY. OWNER OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE SAID DRAINAGE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE PUBLIC STORM SEWER UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT. PROPERTY OWNER MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DRAINAGE EASEMENT.

Date: August 26, 2019

SMC Consulting Engineers, P.C.
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Ph.:(405) 232-7715
Oklahoma CA#464 Exp.: 6-30-2019