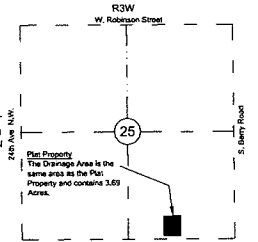


Preliminary Plat

Proposed Name of Plat

Rose Rock School Addition

A Subdivision of part of the Southeast Quarter (SE4) of Section Twenty-five (25), Township Nine (9) North, Range Three (3) West of the Indian Meridian to the City of Norman, Cleveland County, Oklahoma



Vicinity Map
(Not to Scale)



GRAPHIC SCALE
0 30 60
1 INCH = 30 FT.

Legend:

- TREE
- ✕ TRANSFORMER POLE
- ⚡ POWER POLE
- ⊞ AIR CONDITIONER UNIT
- ⊞ GAS METER
- ⊞ TELEPHONE RISER
- ⊞ SANITARY SEWER CLEANOUT
- ⊞ HOSEBOX
- ⊞ WELL
- ⊞ WATER METER
- ⊞ WATER VALVE BOX
- ⊞ FIRE HYDRANT
- ⊞ STORM DRAIN MANHOLE
- ⊞ SANITARY SEWER MANHOLE
- Corrugated iron pipe
- OVERHEAD ELECTRIC LINE
- STOCKADE FENCE
- CONCRETE
- ASPHALT
- GRAVEL

Property Description:

Part of the Southeast Quarter (SE4) of Section Twenty-five (25), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, described as follows: Commencing 370 feet East of the Southwest Corner of said Southeast Quarter (SE4); Thence North 485 feet; Thence East 370 feet; Thence South 485 feet; Thence West 370 feet to the point of beginning.

LESS AND EXCEPT: That portion donated to the State of Oklahoma and recorded in Book 252, Page 245, A strip, strip or parcel of land lying in part of the Southeast Quarter (SE4) of Section Twenty-five (25), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at a point on the South line of said Southeast Quarter (SE4) a distance of 070 feet East of the Southwest Corner of said Southeast Quarter (SE4); Thence East along said South line a distance of 370 feet to a point 1294.3 feet West of the Southeast Corner of said Southeast Quarter (SE4); Thence North a distance of 47 feet; Thence North 675 feet; West a distance of 370 feet; Thence South a distance of 47 feet to a point of beginning.

Easement Information:

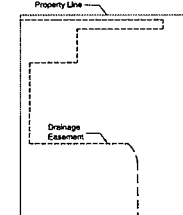
First American Title Insurance Company, Commitment No.: 1630896-N001, Effective Date: October 14, 2011 was relied upon for easements of record for this property.

Elevation Information:

Datum used for contour elevations per City of Norman Survey Control Monument Station No. 340.

Note:

- The Private Well is to be used for irrigation purposes only and there will be no cross contamination with Public utilities.
- The three proposed fire hydrants shall be required during Phases II and IV, which are the new construction phases of the project. In accordance with City of Norman Fire Department requirements.



Detail - Drainage Easement
(NOT TO SCALE)

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 OWNER(S) IN THE PLAT OF ROSE ROCK SCHOOL 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 AND BORNE UPON SAID PROPERTY OWNER(S). 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

Drawn By: ZC	Date: 4/25/2012
Checker: 10465	Revision: MH labels
Agreed By: RFO	Date: 4/25/2012
Field Date: 3/29/12	Revision: City Comments
Scale: 1"=30'	Date: 5/1/2012
	Revision: City Comments
	Date:
	Revision:

Flood Information:

By graphic plotting only, this property is in Zone "X" per Flood Insurance Rate Map, Community No. 400270028H, Panel 280 of 475, which bears an effective date of 9/26/2008.

Underground Utility Locations:

No underground utilities were located.

Zoning Information:

Current Zoning - Zone: R-1 (Single Family Dwelling District)

Proposed change of Zoning - P.U.D. (Planned Unit Development)

Zoning was obtained per the city of Norman.

Web site: www.d.norman.ok.us/planning/planning-zoning