

FINAL PLAT
LITTLE RIVER TRAILS ADDITION SECTION 3
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE S.E. 1/4, SECTION 7, T9N, R2W I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

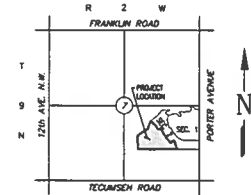
STORM DRAINAGE DETENTION FACILITY EASEMENT

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 LITTLE RIVER TRAILS ADDITION SECTION 3. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNLAWFUL ENCROACHMENTS AND IS DETERMINED TO BE A HAZARD TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE BY THE PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERFORMING INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONDUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

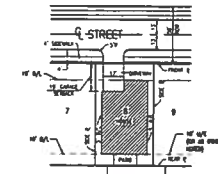
(NDOPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 18-314(C) OF THE NORMAN CITY CODE.

NOTE: THE NDOPZ IS SUBJECT TO PROTECTIVE CONDITIONS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.



LOCATION MAP
SCALE: 1" = 3000'



TYPICAL LOT SITE PLAN
LITTLE RIVER TRAILS ADDITION SECTION 3
SCALE - NOT TO SCALE

SCALE: 1" = 80'

THE BEARING OF N 02°31'13" W ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 7 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

TOTAL LOTS = 45

CURVE TABLE

LINE NO.	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
2	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
3	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
4	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
5	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
6	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
7	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
8	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
9	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
10	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
11	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
12	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
13	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
14	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
15	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
16	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
17	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
18	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
19	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
20	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
21	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
22	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
23	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
24	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
25	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
26	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
27	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
28	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
29	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
30	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
31	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
32	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
33	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
34	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
35	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
36	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
37	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
38	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
39	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
40	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
41	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
42	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
43	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00
44	S 89°44'29" W	784.85	S 89°44'29" W	784.85	784.85
45	N 02°31'13" W	110.00	N 02°31'13" W	110.00	110.00

LINE TABLE

BEARINGS - DEGREES
 L = LENGTH - FEET

- NOTE:
- COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS ASSOCIATION.
 - THERE SHALL BE NO RECLAIM, MODIFICATION, OR FILLING IN THE CONCRETE FLUME OR DRAINAGE EASEMENT ACROSS LOTS 1-13 OF BLOCK 1.

BENCHMARK (BM) SET BRASS CAP AT INTERSECTION OF BRUSHY CREEK OR MATHEWY DRIVE. ELEV. =

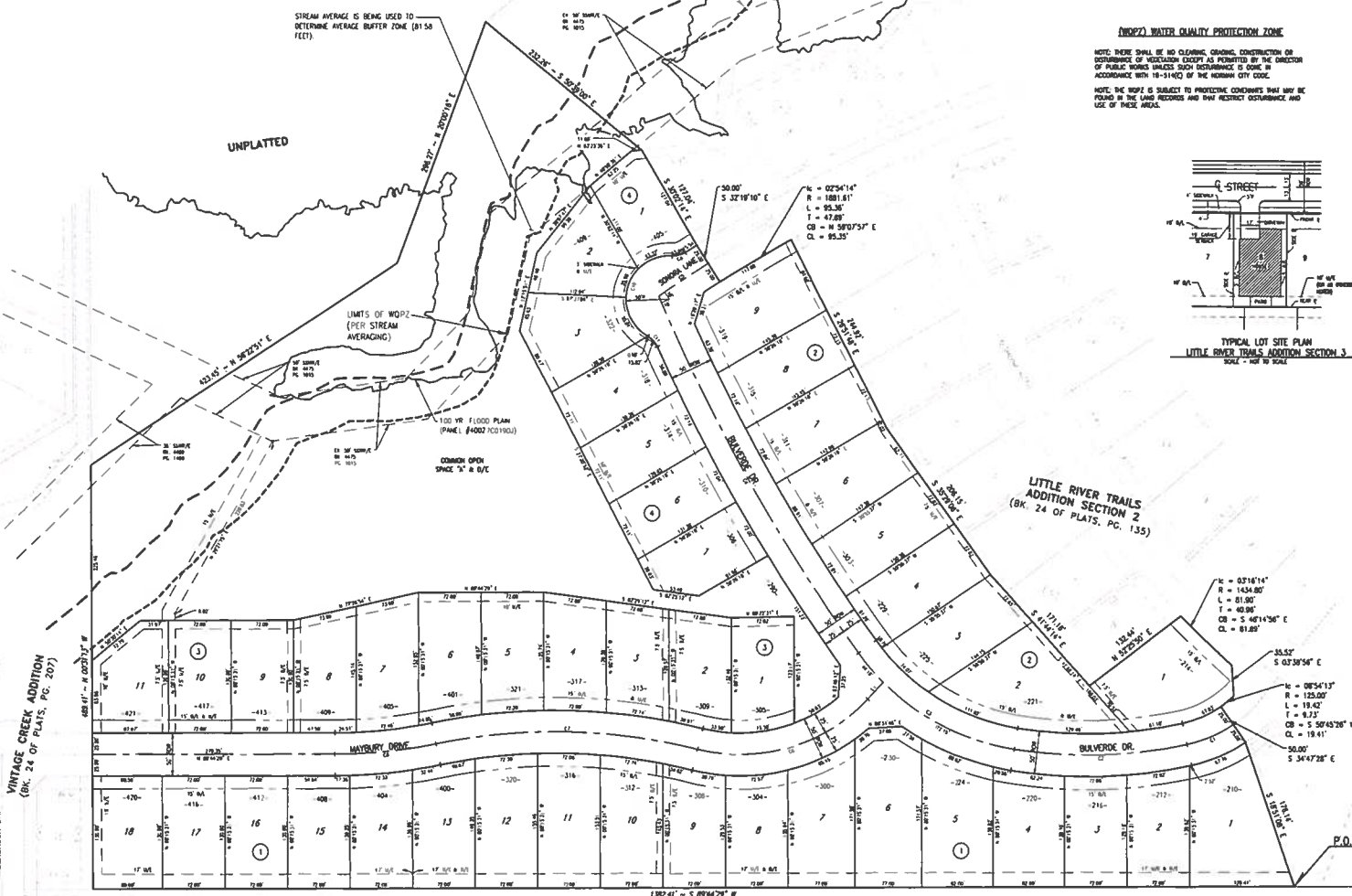
LAST SECTION LINE

784.85' S 89°44'29" W

1100.00' N 02°31'13" W

Date: December 28, 2012
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73108
 PH: (405) 325-7715
 Oklahoma CA#664 Exp. 8/30/2018

LITTLE RIVER TRAILS ADDITION SECTION 3
 A PLANNED UNIT DEVELOPMENT
 FINAL PLAT SHEET 2 OF 2



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

D/E = DRAINAGE EASEMENT
 A/E = ACCESS EASEMENT
 LNA = LIMITS OF NO ACCESS
 L/E = UTILITY EASEMENT
 B/L = BUILDING LINE
 -1000- = ADDRESS

P.C.C.
 S.E. COR. SEC. 1/4 SEC. 7,
 19N, R2W, 11E