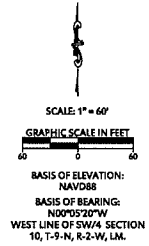
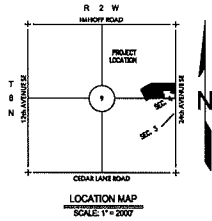


FINAL PLAT  
OF  
**ST. JAMES PARK SECTION 6**  
A PART OF THE E/2 OF SECTION 9, T-8-N, R-2-W, I.M.,  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LINE #	LENGTH	DIRECTION
L1	30.22	N44° 44' 23"E
L2	30.47	S49° 04' 17"E
L3	35.36	N44° 04' 37"E
L4	32.82	S40° 44' 28"E
L5	35.36	S49° 01' 21"E
L6	35.36	N17° 25' 23"E
L7	35.36	N17° 04' 37"W
L8	35.36	N17° 25' 23"E
L9	35.36	S49° 01' 21"E
L10	34.85	N27° 34' 37"W
L11	15.08	N27° 34' 37"W

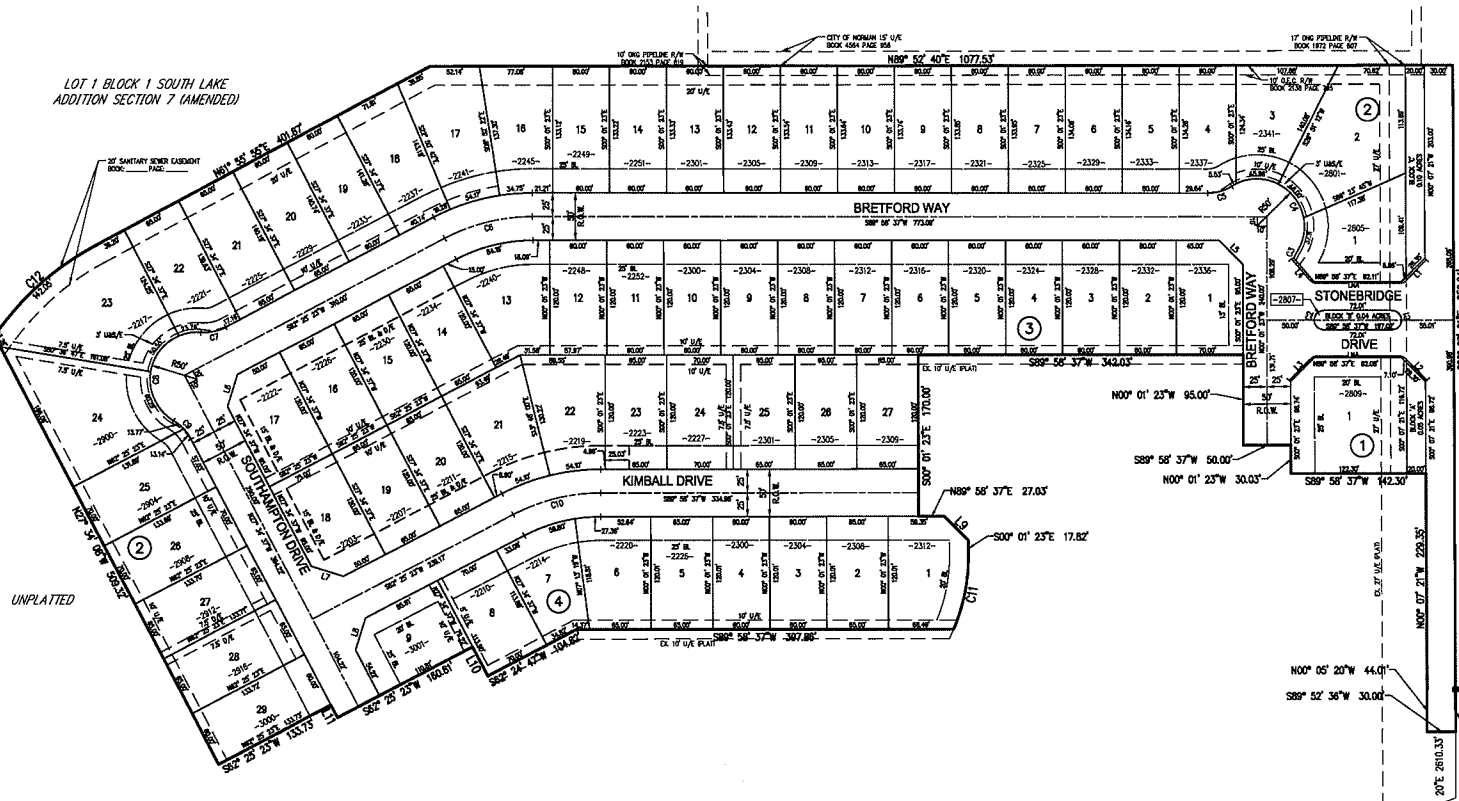
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.42	10.00	180°00'00"	N00° 01' 23"W	20.00
C2	31.42	10.00	180°00'00"	S00° 01' 23"E	20.00
C3	7.88	48.00	9°24'21"	S27° 23' 27"W	7.87
C4	134.82	50.00	154°14'33"	N49° 55' 01"E	97.48
C5	28.91	48.00	32°07'11"	N79° 55' 01"E	28.58
C6	98.18	200.00	27°33'14"	S78° 12' 00"W	95.28
C7	28.91	48.00	32°07'11"	N79° 28' 58"E	28.58
C8	134.82	50.00	154°14'22"	S17° 25' 23"W	97.48
C9	28.91	48.00	32°07'11"	N49° 38' 13"E	28.58
C10	85.91	200.00	27°28'34"	S78° 14' 19"W	85.00
C11	79.32	200.00	22°43'23"	S11° 35' 23"W	78.80
C12	142.05	305.79	28°37'00"	N48° 37' 28"E	140.78



- NOTES:
- 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. IN THE PLAT OF ST. JAMES PARK SECTION 6, 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 BORN UPON SAID PROPERTY OWNERS. 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 OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENTS DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.
  - COMMON OPEN SPACE AREAS, BLOCK A, B AND C WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.
  - COMMON OPEN SPACE BLOCKS "A" AND BLOCK "C" ADJACENT TO 24TH AVE SE INCLUDES LIMIT OF NO ACCESS.
  - ALL RESIDENTIAL BLOWN AND GULCH SECTORS TO HAVE 8' OR UTILITY & SIDEWALK EASEMENTS AS REQUIRED PER CITY OF NORMAN DETAILS ST-07A, ST-07B AND ST-08.
  - BENCHMARK: BRASS CAP AT THE CL X CL INTERSECTION OF:
    - NORTHING: \_\_\_\_\_
    - EASTING: \_\_\_\_\_
    - ELEVATION: \_\_\_\_\_
  - CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:
    - MAGNETIC NAIL WITH WASHER FOR ALL PAVING
    - 2800'
  - PROPERTY CORNER MONUMENTS SHALL BE:
    - 3/8" IRON ROD WITH A PLASTIC CAP STAMPED "C&A C477"
  - THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

SECTION 6 LOT COUNT	COUNT
BLOCK 1 -	1
BLOCK 2 -	29
BLOCK 3 -	27
BLOCK 4 -	9
TOTAL:	66

LEGEND	DESCRIPTION
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
L.N.A.	LIMITS OF NO ACCESS
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
(REC.)	RECREATIONAL COMMON AREA
(DR.)	DRAINAGE RELATED COMMON AREA



POINT OF BEGINNING  
NE COR SE/4 SEC 9,  
T-8-N, R-2-W, I.M.  
FOUND 1/2" IRON PIN  
W/ ORANGE SLEEVE

FINAL PLAT TO SERVE  
ST. JAMES PARK SECTION 6

City of Norman, Oklahoma 7114 APR

**Crafton Tull**  
SURVEYORS & ENGINEERS  
605.787.8701 605.787.8211  
www.craftontull.com

SHEET NO: 2 OF 2  
DATE: 04/02/2013  
PROJECT NO: 126065-00

ST. JAMES PARK ADDITION  
SECTION 4  
BOOK 20, PAGE 120