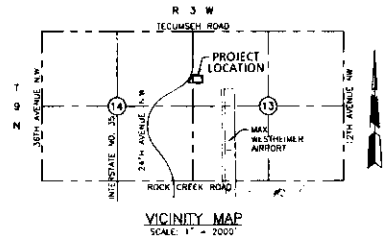


FINAL PLAT
THE CURVE AT UNIVERSITY NORTH PARK
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE W. 1/2 OF SECTION 13 AND THE E. 1/2 OF SECTION 14, T9N, R3W I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



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 EASEMENT DETENTION FACILITY EASEMENT SHALL BE THE RESPONSIBILITY AND LIABILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF THE CURVE AT UNIVERSITY NORTH PARK. 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 CITY ENGINEER WITH COSTS ASSESSED TO AND BOON UPON SAID PROPERTY OWNERS. OFFICERS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERSONAL INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENTS DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

NOTES:

1. ALL IMPROVEMENTS WITHIN UTILITY EASEMENTS MAY BE FINANCED BY THE CITY TO PERFORM MAINTENANCE AND REPLACEMENT OF SUCH IMPROVEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEPENDANT PURSUANT TO THIS FINAL PLAT.
3. OFFSITE DETENTION POND AREA SHALL BE OWNED AND MAINTAINED BY HANDBOOK PROPERTY OWNERS ASSOCIATION.



TOTAL LOTS = 5 COMMERCIAL LOTS

The Oklahoma State Plane Coordinate System (South Zone) using North 89°22'00" East as the north line of the subject property, also being the north line of Lot 5, Block 1, UNIVERSITY NORTH PARK PROFESSIONAL CENTER, recorded in Book 24 of Plat, Page 80 was used as the basis of bearings for this survey.

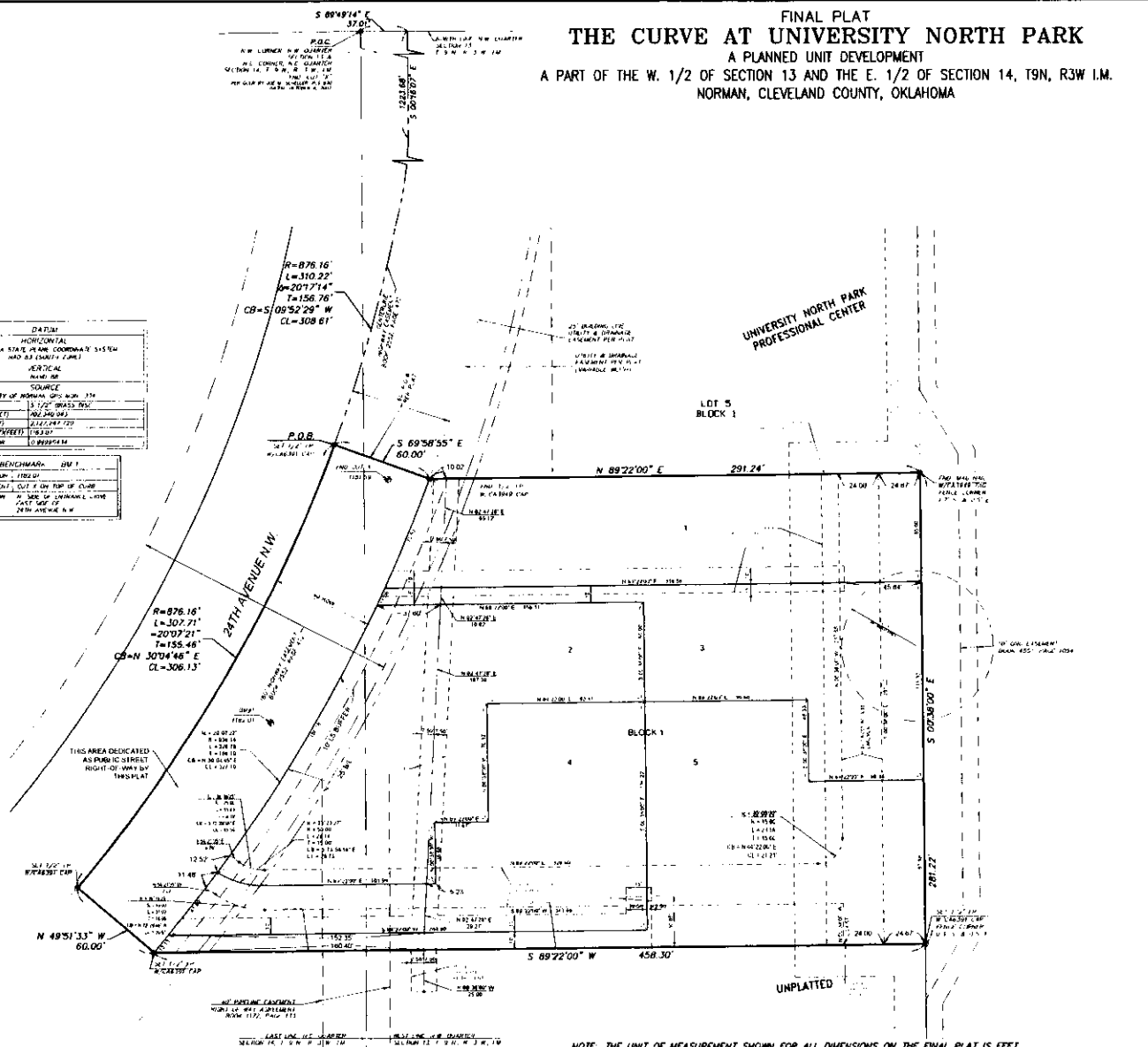
UNLESS OTHERWISE STATED ALL PROPERTY CORNERS ARE 1/2" HIGH IRON PINS WITH GALVANIZED CAPS OR MAG NAILS WITH GALVANIZED CAPS.

D/E = DRAINAGE EASEMENT
 P/E/E = PERMITS EASEMENT
 L/A = LOTS OF NO ACCESS
 U/E = UTILITY EASEMENT
 W/E = PUBLIC WATER LINE EASEMENT
 B/L = BUILDING LINE
 L/O/D = ROOMS

Date: August 17, 2020
 SAC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106
 Ph: (405) 232-7770
 Oklahoma CA#454 Exp. 8/30/2021

THE CURVE AT UNIVERSITY NORTH PARK
 A PLANNED UNIT DEVELOPMENT
 FINAL PLAT SHEET 2 OF 2

DATUM	
HORIZONTAL OKLAHOMA STATE PLANE COORDINATE SYSTEM AND ASSOCIATED CURVE	
VERTICAL NAVD 83	
SOURCE CITY OF NORMAN GPS SURV. STA.	
DESCRIPTION 13.72° QUAD 25N	
PLANNING PROJECT	24TH AVENUE
DRAWING NUMBER	212224772
DRAWING DATE	7/20/20
COMPILED BY	088954M
BENCHMARK BM 1	
ALLIANCE	TRUST
MONUMENT	OUTLINE POINT OF CURVE
LOCATION	N. SIDE OF UNIVERSITY AVE 24TH AVENUE N.W.



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