

FINAL PLAT CEDARWOOD ADDITION LOT 1, BLOCK 1 BEING A PART OF THE N.W. 1/4 OF SECTION 9, T8N, R2W, 1M, NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER'S INFORMATION
OnCue RE, L.L.C.
918 N. MAIN
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LOT SUMMARY TABLE

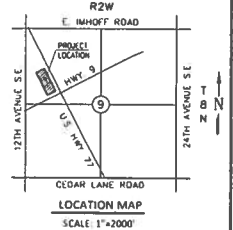
LOT NUMBER	LOT AREA
1	3.6816 acres
TOTAL	3.6816 acres

TOTAL LOTS TOTAL BLOCKS

1	2
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**LOT 1, BLOCK 1
LINE TABLE**

LINE	BEARING	DISTANCE
1.01	N 47°44'11" E	14.48
1.02	N 20°17'00" W	18.00
1.03	N 30°35'12" W	29.00
1.04	N 33°18'51" W	4.92



LEGAL DESCRIPTION
A tract of land lying in the Northwest Quarter of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:
COMMENCING at the northeast corner of said Northwest Quarter;
THENCE North 02°14'30" East, along the north line of said Northwest Quarter, a distance of 8.68 feet to a point on the easterly right of way line of the A.T.&S.F. Railroad right of way;
THENCE South 37°44'11" East, along said westerly right of way line, a distance of 1,377.17 feet to the POINT OF BEGINNING;
THENCE North 48°21'38" East a distance of 101.53 feet;
THENCE South 27°50'09" East a distance of 149.71 feet;
THENCE South 02°40'49" East a distance of 25.70 feet;
THENCE South 27°35'11" East a distance of 201.08 feet;
THENCE South 67°28'37" East a distance of 17.13 feet;
THENCE South 48°01'04" East a distance of 44.51 feet;
THENCE North 02°14'30" East a distance of 197.89 feet to a point on the westerly right of way line of U.S. Highway 77 (Casson Boulevard) as established by REPORT OF COMMISSIONERS CASE NO. 19,726 in the District Court of Cleveland County, recorded in Book 293, Page 207 and ORDER APPROVING AND CONFIRMING REPORT OF COMMISSIONERS recorded in Book 348, Page 330;
THENCE along said westerly right of way line, the following five (5) courses:
1. South 77°35'11" East a distance of 171.11 feet;
2. South 02°46'19" West a distance of 36.69 feet;
3. South 27°35'11" East a distance of 347.00 feet;
4. North 02°46'19" East a distance of 36.69 feet;
5. South 77°35'11" East a distance of 94.95 feet to a point on the northerly right of way line of State Highway 9 as established by JOURNAL ENTRY CASE NO. 23068 in the District Court of Cleveland recorded in Book 361, Page 454;
THENCE South 02°24'49" West, along said northerly right of way line, a distance of 336.36 feet to a point on the proposed A.T.&S.F. Railroad right of way line;
THENCE North 37°44'11" West, along said railroad right of way line, a distance of 965.77 feet to the POINT OF BEGINNING.
Said described tract of land contains an area of 273,439 square feet or 5.1299 acres, more or less.

LINE LEGEND

- PROPERTY LINE OF LOT 1, BLOCK 1 PER THIS PLAT
- - - PROPERTY LINE NOT INCLUDED
- VARIOUS EASEMENTS AS SHOWN AND DEFINED PER THIS PLAT
- - - ROAD CENTER LINE / SECTION LINE

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- P.O.B. = POINT OF BEGINNING
- D/E = DRAINAGE EASEMENT
- S/E = SEWER EASEMENT
- LWA = LIMITS OF NO ACCESS
- U/E = UTILITY EASEMENT
- B/L = BUILDING LINE
- CA = COMMON AREA
- 1000- = ADDRESS

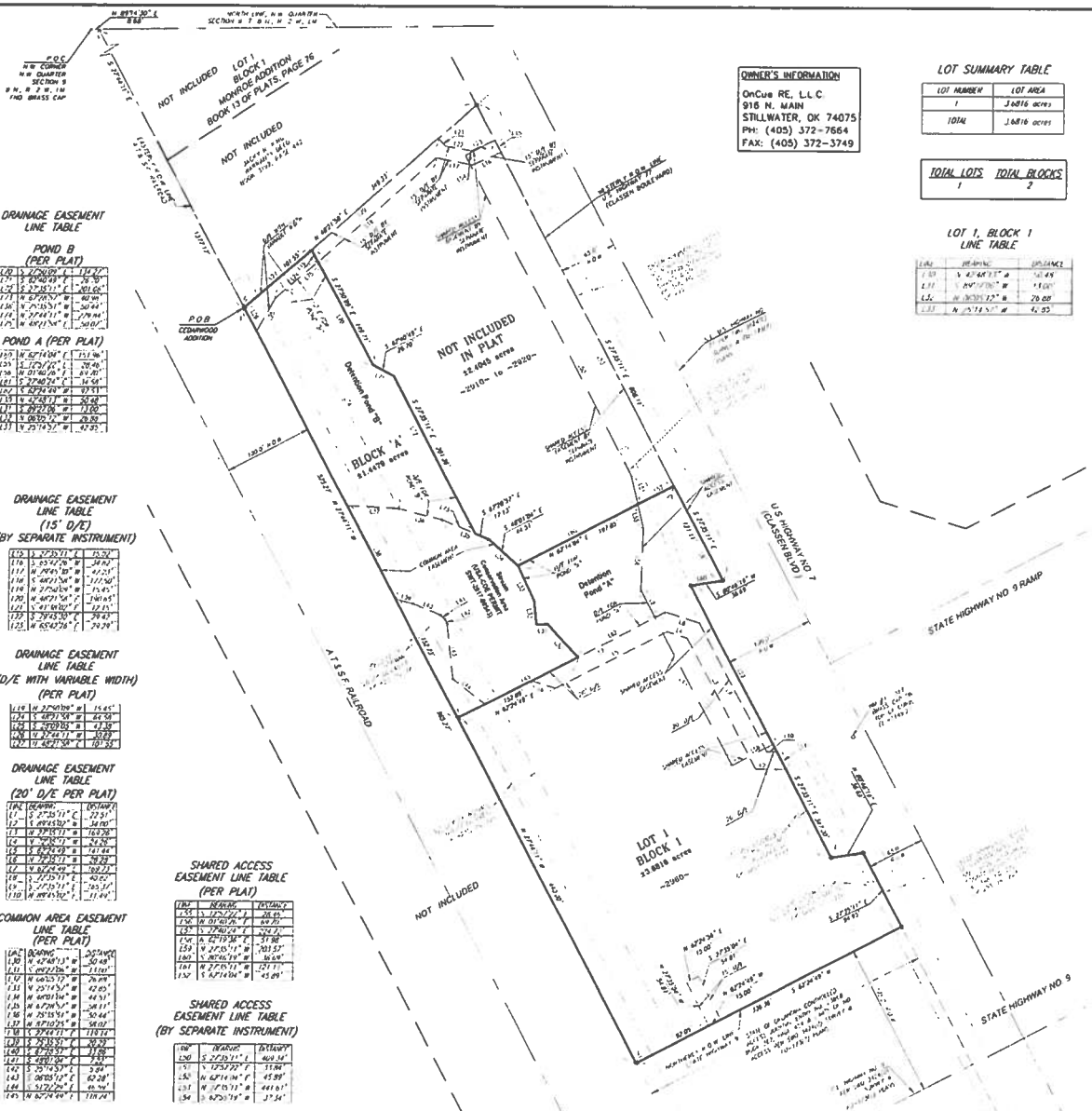
NOTES:

- EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT
- UNLESS NOTED OTHERWISE, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET
- UNLESS NOTED OTHERWISE, ALL PROPERTY CORNERS ARE SET 1/2" X 2" IRON PINS WITH GALVANIZED CAPS OR SET MAG NAILS WITH GALVANIZED TAGS

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR RETENTION OF STORM WATERS WITHIN AND CONTAINMENT AND APPROVAL BY THE CITY ENGINEER OR STATE ENGINEER WITHIN THE JURISDICTION OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF NORMAN, OKLAHOMA. THE EASEMENT SHALL BE THE PROPERTY OF THE CITY OF NORMAN, OKLAHOMA. THE EASEMENT SHALL BE SUBJECT TO THE CITY ENGINEER'S SUPERVISION AND TO BE MAINTAINED IN ACCORDANCE WITH THE CITY ENGINEER'S SUPERVISION. THE EASEMENT SHALL BE SUBJECT TO THE CITY ENGINEER'S SUPERVISION AND TO BE MAINTAINED IN ACCORDANCE WITH THE CITY ENGINEER'S SUPERVISION. THE EASEMENT SHALL BE SUBJECT TO THE CITY ENGINEER'S SUPERVISION AND TO BE MAINTAINED IN ACCORDANCE WITH THE CITY ENGINEER'S SUPERVISION.

BENCHMARK:
SITE BENCHMARK #1, SET CLASS CAP ON TOP OF CURB CURS RETURN AT CLASSON BOULEVARD & SIGNALIZED SIDE DRIVEWAY.
ILLUSTRATION = 11/19/27



DRAINAGE EASEMENT LINE TABLE (PER PLAT)

POND B (PER PLAT)

LINE	BEARING	DISTANCE
1.01	S 27°00'00" E	112.72
1.02	S 89°00'00" E	25.70
1.03	S 27°00'00" E	201.08
1.04	S 89°00'00" E	201.08
1.05	S 27°00'00" E	201.08
1.06	S 89°00'00" E	201.08
1.07	S 27°00'00" E	201.08
1.08	S 89°00'00" E	201.08
1.09	S 27°00'00" E	201.08
1.10	S 89°00'00" E	201.08

POND A (PER PLAT)

LINE	BEARING	DISTANCE
1.01	S 27°00'00" E	112.72
1.02	S 89°00'00" E	25.70
1.03	S 27°00'00" E	201.08
1.04	S 89°00'00" E	201.08
1.05	S 27°00'00" E	201.08
1.06	S 89°00'00" E	201.08
1.07	S 27°00'00" E	201.08
1.08	S 89°00'00" E	201.08
1.09	S 27°00'00" E	201.08
1.10	S 89°00'00" E	201.08

DRAINAGE EASEMENT LINE TABLE (15' D/E) (BY SEPARATE INSTRUMENT)

LINE	BEARING	DISTANCE
1.01	N 27°00'00" E	112.72
1.02	N 89°00'00" E	25.70
1.03	N 27°00'00" E	201.08
1.04	N 89°00'00" E	201.08
1.05	N 27°00'00" E	201.08
1.06	N 89°00'00" E	201.08
1.07	N 27°00'00" E	201.08
1.08	N 89°00'00" E	201.08
1.09	N 27°00'00" E	201.08
1.10	N 89°00'00" E	201.08

DRAINAGE EASEMENT LINE TABLE (D/E WITH VARIABLE WIDTH) (PER PLAT)

LINE	BEARING	DISTANCE
1.01	N 27°00'00" E	114.45
1.02	N 89°00'00" E	24.58
1.03	N 27°00'00" E	201.08
1.04	N 89°00'00" E	201.08
1.05	N 27°00'00" E	201.08
1.06	N 89°00'00" E	201.08

DRAINAGE EASEMENT LINE TABLE (20' D/E PER PLAT)

LINE	BEARING	DISTANCE
1.01	N 27°00'00" E	201.08
1.02	N 89°00'00" E	201.08
1.03	N 27°00'00" E	201.08
1.04	N 89°00'00" E	201.08
1.05	N 27°00'00" E	201.08
1.06	N 89°00'00" E	201.08
1.07	N 27°00'00" E	201.08
1.08	N 89°00'00" E	201.08
1.09	N 27°00'00" E	201.08
1.10	N 89°00'00" E	201.08

SHARED ACCESS EASEMENT LINE TABLE (PER PLAT)

LINE	BEARING	DISTANCE
1.01	N 27°00'00" E	201.08
1.02	N 89°00'00" E	201.08
1.03	N 27°00'00" E	201.08
1.04	N 89°00'00" E	201.08
1.05	N 27°00'00" E	201.08
1.06	N 89°00'00" E	201.08
1.07	N 27°00'00" E	201.08
1.08	N 89°00'00" E	201.08
1.09	N 27°00'00" E	201.08
1.10	N 89°00'00" E	201.08

SHARED ACCESS EASEMENT LINE TABLE (BY SEPARATE INSTRUMENT)

LINE	BEARING	DISTANCE
1.01	N 27°00'00" E	201.08
1.02	N 89°00'00" E	201.08
1.03	N 27°00'00" E	201.08
1.04	N 89°00'00" E	201.08
1.05	N 27°00'00" E	201.08
1.06	N 89°00'00" E	201.08
1.07	N 27°00'00" E	201.08
1.08	N 89°00'00" E	201.08
1.09	N 27°00'00" E	201.08
1.10	N 89°00'00" E	201.08

Date: November 13, 2019
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Oklahoma State Bar Exp. 6-30-2021