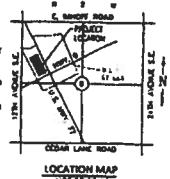


**PRELIMINARY PLAT
CEDARWOOD ADDITION
BEING A PART OF THE N.W. 1/4 OF SECTION 9, T8N, R2W, 1.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA**



SCALE: 1" = 60'

THE BOUNDARY OF A 20'x120' LOT ON THE NORTH LINE OF THE 1/4 SECTION 9, BEING A PART OF SECTION 9, T8N, R2W, 1.M., AS SHOWN ON PLAT FOR THE LOT.

TOTAL LOTS: 3
TOTAL BLOCKS: 1

OWNER'S INFORMATION
BRIAN GRASSA
CEDARWOOD DEVELOPMENT, LLC
1765 MERRIMAN ROAD
ARROW, OK 73015
PHONE: (330) 983-0918

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 main meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCED at the northeast corner of said Northwest Quarter;

THENCE North 89°12'30" East, along the north line of said Northwest Quarter, a distance of 88.82 feet to a point on the westerly right of way line of the A.T. & S.F. Railroad right of way;

THENCE South 27°47'11" East, along said westerly right of way line, a distance of 1,377.17 feet to the POINT OF BEGINNING;

THENCE North 49°21'30" East a distance of 320.83 feet to a point on the westerly right of way line of U.S. Highway 77 (Classified Boulevard) as established by REPORT OF COMMISSIONERS CASE NO. 18,758 in the District Court of Cleveland County, Oklahoma in Case No. 783, Page 303 and CASE APPROVED AND CONFIRMED REPORT (IF COMMISSIONERS' REPORTED IN Case No. 783, Page 303);

THENCE along said westerly right of way line, the following (True (C)) courses:

1. South 27°20'11" East a distance of 388.83 feet;
2. South 80°46'31" West a distance of 13.82 feet;
3. South 27°26'11" East a distance of 343.00 feet;
4. North 89°18'18" East a distance of 38.82 feet;

3. South 27°25'11" East a distance of 816.82 feet to a point on the northerly right of way line of State Highway 9 as established by JUDICIAL CASE NO. 33888 in the District Court of Cleveland County in Case No. 464;

THENCE South 62°24'05" West, along said northerly right of way line, a distance of 336.36 feet to a point on the alternate A.T. & S.F. Railroad right of way line;

THENCE North 27°46'11" West, along said westerly right of way line, a distance of 883.17 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 316,768 square feet or 7.2666 acres, more or less.

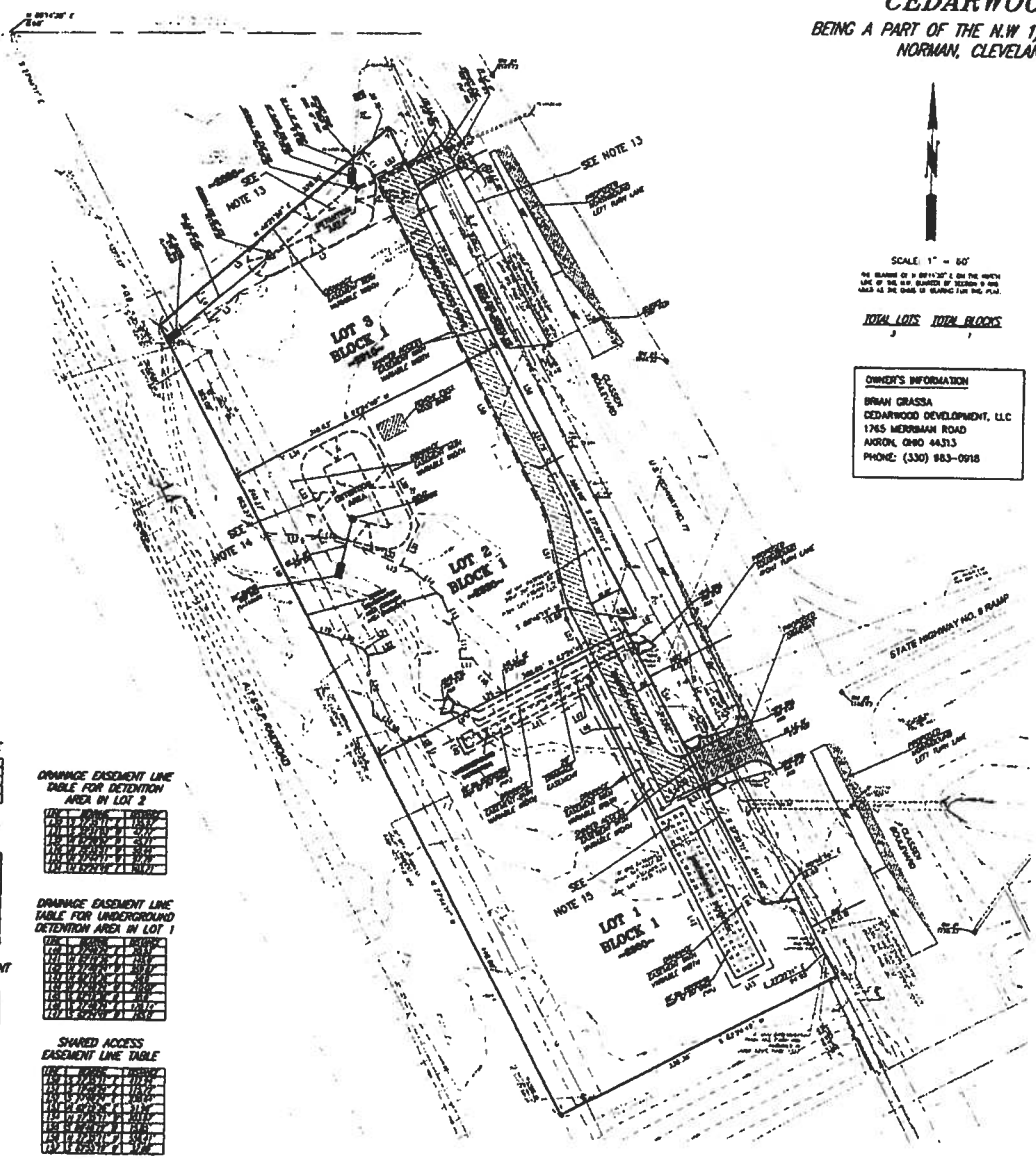
NOTES:

1. FIRE HYDRANTS AND FIRE LINE STOPVALVES SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE BARRIERS OF THE LOTS TO PROVIDE FUTURE CONVENIENCE AS WELL AS TO EXCEED REQUIREMENTS SPECIFIED IN THE CODE TO HYDRANT.
2. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. SEE ZONING APPLICATION FOR EXISTING AND PROPOSED ZONING CLASSIFICATIONS.
5. ALL GRASSES AND/OR WEEDS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
6. ALL LOTS WILL HAVE CROSS ACCESS AGREEMENTS.
7. EXISTING ZONING: D-2, DENSE RESIDENTIAL.
8. PROPOSED ZONING: D-2, DENSE RESIDENTIAL DISTRICT.
9. TOTAL NUMBER OF BLOCKS: 01
10. TOTAL NUMBER OF LOTS: 03
11. ACCESS TO THE 3rd SHERRY REVERE SHALL ONLY BE ALLOWED AT INTERSECTIONS.
12. STORM SEWER SYSTEM SHOWN FOR LOT 1, BLOCK 1 AND EAST OF LOT 1, BLOCK 1 FOR CLASSIFIED BOUNDARY WOULD BE CONSTRUCTED AS PART OF FINISH POINT FOR LOT 1, BLOCK 1. THE CONSTRUCTION OF THE NECESSARY STORM SEWER SYSTEM INCLUDING THE DETENTION POND FOR LOT 1 MAY VARY IN THE FUTURE; HOWEVER, THE FINAL LAYOUT AND DESIGN OF THESE FEATURES SHALL MEET THE CITY OF NORMAN REQUIREMENTS.
13. STORM SEWER SYSTEM SHOWN FOR LOT 2, BLOCK 1 WOULD BE CONSTRUCTED AS PART OF FINISH POINT FOR LOT 1, BLOCK 1. THE CONSTRUCTION OF THE NECESSARY STORM SEWER SYSTEM INCLUDING THE DETENTION POND FOR LOT 1 MAY VARY IN THE FUTURE; HOWEVER, THE FINAL LAYOUT AND DESIGN OF THESE FEATURES SHALL MEET THE CITY OF NORMAN REQUIREMENTS.
14. THE CONSTRUCTION OF THE EXTENSIVE SYSTEM FOR LOT 1 MAY VARY IN THE FUTURE; HOWEVER, THE FINAL LAYOUT AND DESIGN OF THE DETENTION SYSTEM SHALL MEET THE CITY OF NORMAN REQUIREMENTS.
15. THE CONSTRUCTION OF THE EXTENSIVE SYSTEM FOR LOT 1 MAY VARY IN THE FUTURE; HOWEVER, THE FINAL LAYOUT AND DESIGN OF THE DETENTION SYSTEM SHALL MEET THE CITY OF NORMAN REQUIREMENTS.
16. CONSTRUCTION PLANS FOR THE STAFF'S DESIGN, INCLUDING THE CLASSIFIED BOUNDARY INTERSECTION INCLUDING THE VOUCHER OF CLASSIFIED BOUNDARY AS SHOWN HERE SHALL BE COMPLETED TO CODE STANDARDS FOR CODE'S APPROVAL.
17. THE COMMON AREA LIABILITY, SHOWN FOR THE STREAM CONSERVATION AREA IS REFERRED TO COMPLY WITH THE PERMIT REGULATIONS OF CLEAN WATER ACT, SECTION 404 AND WATERSHED PERMIT 838. A PRECONSTRUCTION NOTIFICATION PERMIT APPLICATION HAS BEEN FILED WITH THE NEAR DISTRICT OFFICE OF US CORPS OF ENGINEERS. THE APPLICANT WILL FOLLOW-UP WITH A COPY OF SAID PERMIT TO THE CITY, WHEN IT BECOMES AVAILABLE.

Brian Grassa
BRIAN GRASSA, P.E. NO. 13418

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONTROLLED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAN OF SUBDIVISION. HOWEVER, IF MAINTENANCE IS SELECTED OR REQUIRED TO EXCEED USUAL CONSTRUCTION AND/OR MAINTENANCE TO BE A PERSON OR PERSONS OTHER THAN THE CITY ENGINEER, CONSTRUCTION MAINTENANCE MAY BE PERFORMED BY THE ENGINEERING ASSOCIATION WITH COSTS ASSIGNED TO AND PAID BY SAID PROPERTY OWNERS ASSOCIATION. THE ENGINEERING ASSOCIATION SHALL MAINTAIN, OPERATE, REPAIR, REPLACE, AND MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING ASSOCIATION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONDUCT MAINTENANCE WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



LOT SUMMARY TABLE

LOT NUMBER	LOT AREA
1	11.0000
2	1.0000
TOTAL	12.0000

DRAINAGE EASEMENT LINE TABLE

LOT NUMBER	LINE NUMBER	LENGTH
1	1	11.0000
1	2	11.0000
1	3	11.0000
1	4	11.0000
1	5	11.0000
1	6	11.0000
1	7	11.0000
1	8	11.0000
1	9	11.0000
1	10	11.0000
1	11	11.0000
1	12	11.0000
1	13	11.0000
1	14	11.0000
1	15	11.0000
1	16	11.0000
1	17	11.0000
1	18	11.0000
1	19	11.0000
1	20	11.0000
1	21	11.0000
1	22	11.0000
1	23	11.0000
1	24	11.0000
1	25	11.0000
1	26	11.0000
1	27	11.0000
1	28	11.0000
1	29	11.0000
1	30	11.0000
1	31	11.0000
1	32	11.0000
1	33	11.0000
1	34	11.0000
1	35	11.0000
1	36	11.0000
1	37	11.0000
1	38	11.0000
1	39	11.0000
1	40	11.0000
1	41	11.0000
1	42	11.0000
1	43	11.0000
1	44	11.0000
1	45	11.0000
1	46	11.0000
1	47	11.0000
1	48	11.0000
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1	86	11.0000
1	87	11.0000
1	88	11.0000
1	89	11.0000
1	90	11.0000
1	91	11.0000
1	92	11.0000
1	93	11.0000
1	94	11.0000
1	95	11.0000
1	96	11.0000
1	97	11.0000
1	98	11.0000
1	99	11.0000
1	100	11.0000

DRAINAGE EASEMENT LINE TABLE FOR DETENTION AREA IN LOT 2

DRAINAGE EASEMENT LINE TABLE FOR UNDERGROUND DETENTION AREA IN LOT 1

COMMON AREA EASEMENT LINE TABLE

SHARED ACCESS EASEMENT LINE TABLE

SMG ENGINEERING, P.C.
1765 MERRIMAN ROAD
ARROW, OKLAHOMA 73015
PHONE: (330) 983-0918

PRELIMINARY PLAT

CLASSIFIED BOUNDARY & RFT 9
NORMAN, OKLAHOMA

DATE: 11/1/2018