

LEGAL DESCRIPTION

Being tracts of land lying in the Southwest Quarter (S.W. 3), Section Fifteen (15), Township Nine North (19N), Range Two West (2W) of the Indian Meridian, Harmon, Cleveland County, Oklahoma, and being more particularly described as follows:

TRACT 1
 THENCE South 07°24'10" East along the West line of BERKELEY ADDITION SECTION 5, a plat recorded in the Office of the Cleveland County Clerk, in Book 16 of Plats, Page 135, a distance of 774.74 passing the Northeast corner of BERKELEY ADDITION SECTION 4, a plat recorded in the Office of the Cleveland County Clerk, in Book 16 of Plats, Page 135 for a total distance of 1055.53 feet, same being the Northeast corner of ASHTON GROVE ADDITION SECTION 2, a plat recorded in the Office of the Cleveland County Clerk, in Book 23 of Plats, Page 130, THENCE along the North line of said plat the following two (2) courses:

- 1) North 82°23'43" West a distance of 202.99 feet;
- 2) North 05°53'34" West a distance of 50.00 feet;
- 3) North 88°30'00" West a distance of 188.02 feet.

THENCE North 07°31'47" East a distance of 65.24 feet; THENCE North 16°53'50" West a distance of 108.15 feet; THENCE North 21°11'54" West a distance of 116.90 feet; THENCE North 04°36'08" East a distance of 112.74 feet; THENCE North 05°16'43" West a distance of 232.28 feet to a point on a non-tangent curve; THENCE curved a curve to the right having a radius of 770.00 feet (said curve subtended by a chord which bears North 84°13'18" East, a distance of 20.56 feet) and an arc length of 20.56 feet; THENCE North 01°09'50" West a distance of 138.55 feet; THENCE North 02°47'12" West a distance of 37.54 feet; THENCE North 02°47'18" East a distance of 152.70 feet to a point on a non-tangent curve; THENCE curved a curve to the left having a radius of 175.00 feet (said curve subtended by a chord which bears South 88°39'23" West, a distance of 0.18 feet) and an arc length of 0.18 feet; THENCE South 82°57'28" West a distance of 4.68 feet; THENCE North 09°02'31" West a distance of 50.00 feet; THENCE North 02°44'59" West a distance of 182.32 feet; THENCE North 02°47'55" East a distance of 228.25 feet; THENCE South 87°43'47" East a distance of 234.79 feet to the POINT OF BEGINNING.

Said tract contains 10.50 acres, more or less.

And also,

TRACT 2

BEGINNING at the Southeast corner of Lot 1, Block 2 of ASHTON GROVE ADDITION SECTION 2, a plat recorded in the Office of the Cleveland County Clerk, Book 23 of Plats, Page 130; THENCE along the South line of said Plat the following three (3) courses:

1. North 70°48'15" East a distance of 158.78 feet;
2. South 08°35'24" East a distance of 199.62 feet;
3. South 41°44'10" East a distance of 92.18 feet to the Northeast corner of Lot 38, Block 2 of ASHTON GROVE ADDITION SECTION 1, a plat recorded in the Office of the Cleveland County Clerk, in Book 18 of Plats, Page 173; THENCE along the Northeastern boundary line of said plat the following three (3) courses:

1. South 07°49'43" West a distance of 281.78 feet;
2. South 78°15'47" West a distance of 224.35 feet;
3. South 77°37'50" West a distance of 172.18 feet to the Northeast corner of Lot 43, Block 2 of said plat, same being the Eastern line of Common Area C of the plat of ASHTON GROVE ADDITION SECTION 2; THENCE along said line the following five (5) courses:

1. North 08°26'17" East a distance of 137.89 feet;
2. North 50°22'08" East a distance of 35.94 feet;
3. North 00°53'55" East a distance of 100.00 feet;
4. North 41°56'18" West a distance of 56.11 feet to a point on a non-tangent curve to the left;
5. Around a curve to the left having a radius of 500.00 feet (subtended by a chord which bears North 02°28'31" West a distance of 117.33 feet) with an arc distance of 117.60, same being the POINT OF BEGINNING.

Said tract contains 3.64 acres, more or less.

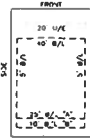
Total area of said tracts of land is 14.14 acres, more or less.

FINAL PLAT
ASHTON GROVE ADDITION, SECTION 3
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE S.W. 1/4, SECTION 15, 19N, R2W I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

STORM DRAINAGE RETENTION FACILITY EASEMENT

DRAINAGE RETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSIDERED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE RETENTION FACILITY EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE REAR OF SECTION THREE ADDITION, SECTION 3, HOWEVER, IF MAINTENANCE IS NECESSARY OR SUBJECT TO THE PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIAL REPRESENTATIVES OF THE 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 PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

TYPICAL BUILDING SETBACKS



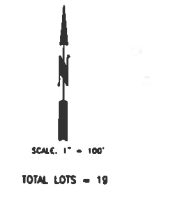
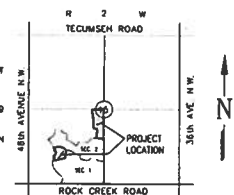
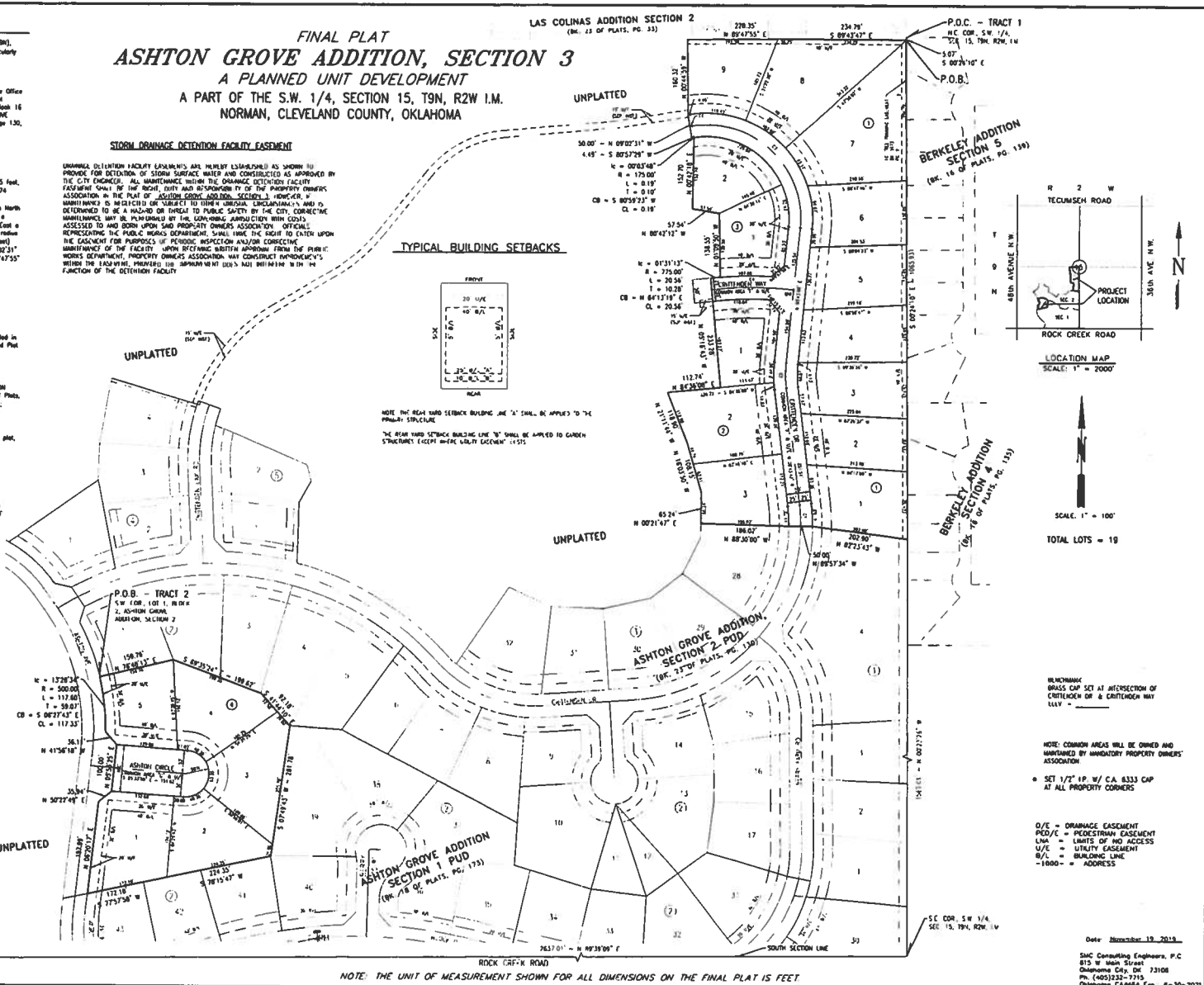
NOTE: THE REAR YARD SETBACK BUILDING LINE "A" SHALL BE APPLIED TO THE PRIMARY STRUCTURE.
 THE REAR YARD SETBACK BUILDING LINE "B" SHALL BE APPLIED TO GARDEN STRUCTURES EXCEPT WHERE EXEMPT "A" IS.

CURVE TABLE

CHORD BEARS	CHORD LENGTH	RADIUS	ANGLE	ARC LENGTH	CHORD BEARS	CHORD LENGTH	RADIUS	ANGLE	ARC LENGTH
84°13'18"	20.56	770.00	172.71°	20.56	84°13'18"	20.56	770.00	172.71°	20.56
01°09'50"	138.55	175.00	172.71°	138.55	01°09'50"	138.55	175.00	172.71°	138.55
02°47'12"	37.54	175.00	172.71°	37.54	02°47'12"	37.54	175.00	172.71°	37.54
02°47'18"	152.70	175.00	172.71°	152.70	02°47'18"	152.70	175.00	172.71°	152.70
02°28'31"	117.33	500.00	172.71°	117.60	02°28'31"	117.33	500.00	172.71°	117.60

LINE TABLE

LINE NO.	BEARING	DISTANCE	POINT
1	N 07°24'10" E	774.74	1
2	S 07°31'47" W	65.24	2
3	N 16°53'50" W	108.15	3
4	N 21°11'54" W	116.90	4
5	N 04°36'08" E	112.74	5
6	S 05°16'43" W	232.28	6
7	N 84°13'18" E	20.56	7
8	N 01°09'50" W	138.55	8
9	N 02°47'12" W	37.54	9
10	N 02°47'18" E	152.70	10
11	S 82°57'28" W	4.68	11
12	N 09°02'31" W	50.00	12
13	N 02°44'59" W	182.32	13
14	N 02°47'55" E	228.25	14
15	S 87°43'47" E	234.79	15



REMARKS:
 BRASS CAP SET AT INTERSECTION OF CENTERLINE OF B CENTERLINE WAY
 LLL =
 NOTE: COMMON AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS ASSOCIATION
 * SET 1/2" 1/4" W/ C.A. BRASS CAP AT ALL PROPERTY CORNERS

D/E = DRAINAGE EASEMENT
 P/D/E = PEDESTRIAN EASEMENT
 LMA = LIMITS OF ROAD ACCESS
 U/E = UTILITY EASEMENT
 B/L = BUILDING LINE
 -1000- = ADDRESS

Date: November 19, 2013
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 ASHTON GROVE 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 FEET