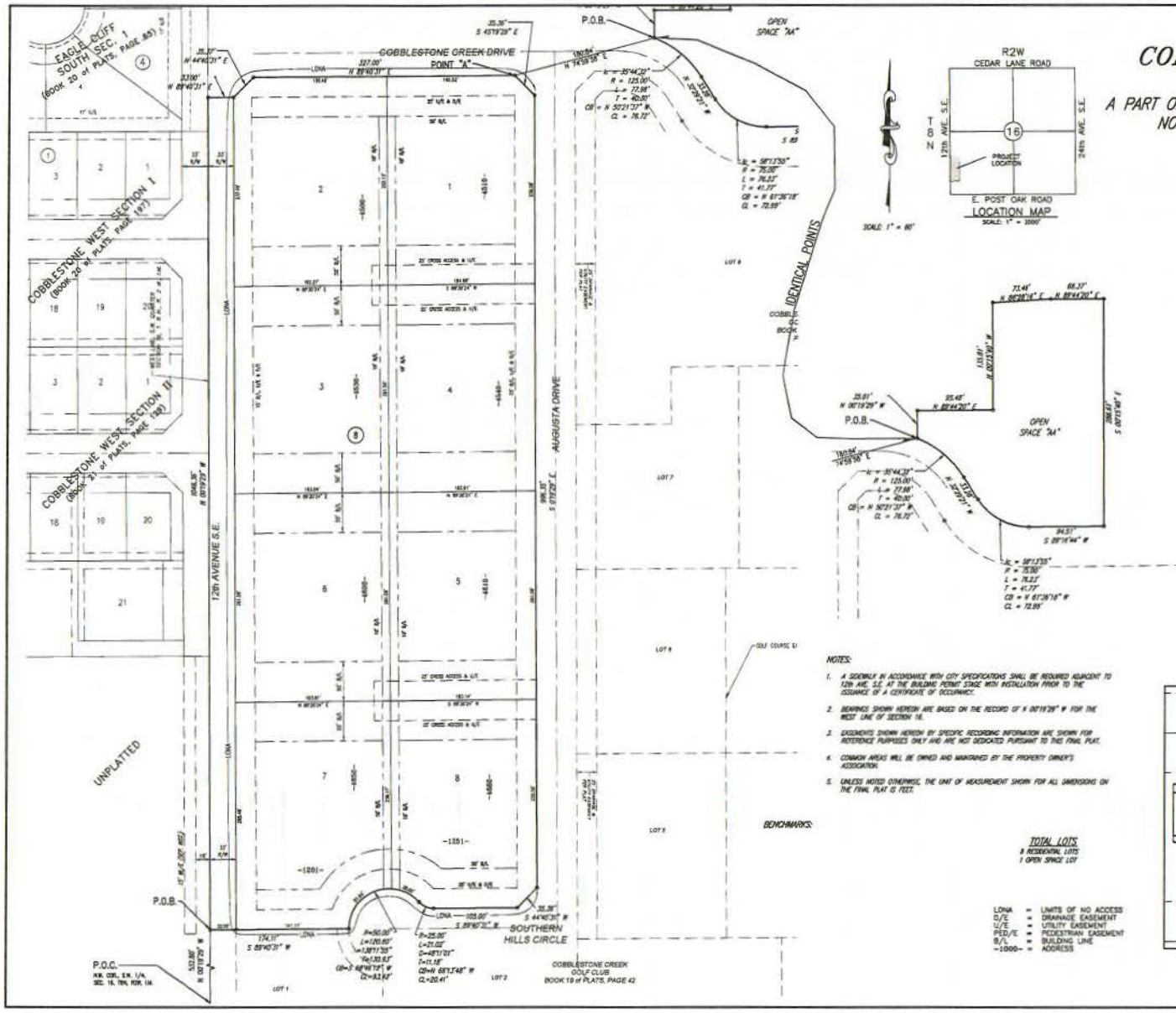


LOCATION MAP
SCALE: 1" = 1000'

FINAL PLAT
COBBLESTONE CREEK IV
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. OF SECTION 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter;

THENCE North 00°19'29" West, along the west line of said Southwest Quarter, a distance of 312.50 feet to the POINT OF BEGINNING;

THENCE continuing North 00°19'29" West, along said west line, a distance of 1046.38 feet;
THENCE North 89°40'31" East a distance of 33.00 feet to a point on the east right of way line of 12th Avenue S.E. and a point on the southerly right of way line of Cobblestone Creek Drive as established by the plat of Cobblestone Creek Golf Club recorded in Book 19 of Plats, Page 42;
THENCE along the southerly right of way line of said Cobblestone Creek Drive, the westerly right of way line of Augusta Drive and the northerly right of way line of Southern Hills Circle, all as established by the aforesaid plat of Cobblestone Creek Golf Club, the following eight (8) courses;

1) North 44°40'31" East a distance of 35.37 feet;

2) North 89°40'31" East a distance of 327.00 feet to POINT "A";

3) South 45°19'29" East a distance of 35.35 feet;

4) South 00°19'29" East a distance of 995.35 feet;

5) South 44°40'31" West a distance of 35.38 feet;

6) South 89°40'31" West a distance of 105.00 feet to a point of curvature;

7) Northerly along a curve to the right having a radius of 25.00 feet (said curve being subtended by a chord which bears North 66°13'48" West a chord length of 20.41 feet) an arc distance of 21.02 feet to a point of reverse curvature;

8) Westerly and Southerly along a curve to the left having a radius of 90.00 feet (said curve being subtended by a chord which bears South 68°48'12" West a chord length of 93.42 feet) an arc distance of 120.80 feet to the northeast corner of Lot 1, Cobblestone Creek Golf Club recorded in Book 19 of Plats, Page 42;

THENCE South 89°40'31" West, along the north line of said Lot 1 and said line extended, a distance of 174.11 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 430,107 square feet or 9.87 acres, more or less.

And also,

COMMENCING at said POINT "A"; THENCE North 74°59'58" East a distance of 180.84 feet to the POINT OF BEGINNING;

THENCE North 00°19'29" West a distance of 35.01 feet; THENCE North 89°44'20" East a distance of 95.48 feet;
THENCE North 00°15'40" West a distance of 135.01 feet; THENCE North 89°28'16" East a distance of 73.46 feet;
THENCE North 89°44'20" East a distance of 66.37 feet; THENCE South 00°15'40" East a distance of 285.61 feet to a point on the North right-of-way line of Cobblestone Creek Drive;

THENCE along the northerly right-of-way line of said Cobblestone Creek Drive the following 4 courses;

1) South 89°18'44" West a distance of 94.51 feet to a point of curvature;
2) Along a curve to the right having a radius of 75.00 feet (said curve subtended by a chord which bears North 61°36'18" West a distance of 72.99 feet) with an arc length of 76.23 feet;
3) North 32°23'21" West a distance of 33.28 feet to a point of curvature;
4) Along a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 50°21'37" West a distance of 76.72 feet) with an arc length of 77.96 feet to the POINT OF BEGINNING.

Said described tract of land contains 47,026 square feet or 1.08 acres, more or less.

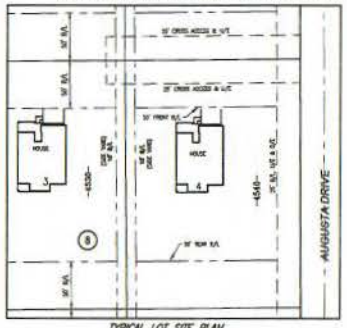
Total of said Tracts contains 477,133 square feet or 10.953 acres, more or less.

NOTES:

1. A SIDEWALK IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE REQUIRED ADJACENT TO 12th AVE. S.E. AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD OF N 00°19'29" W FOR THE WEST LINE OF SECTION 16.
3. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.
4. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
5. UNLESS NOTED OTHERWISE, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

TOTAL LOTS
8 RESIDENTIAL LOTS
1 OPEN SPACE LOT

LONA	=	LIMITS OF NO ACCESS
D/E	=	DRAINAGE EASEMENT
U/E	=	UTILITY EASEMENT
PED/E	=	PEDESTRIAN EASEMENT
B/L	=	BUILDING LINE
-1000-	=	ADDRESS



TYPICAL LOT SITE PLAN
SCALE: 1" = 60'

Date: July 19, 2017

SMC CONSULTING ENGINEERS, P.C.
815 W. Main Street
Oklahoma City, OK 73106
PH.:(405)232-7715
Oklahoma CA#464 Exp. 6-30-2017