

SAWORASS DRIVE

FINAL PLAN SAGE COBBLESTONE CREEK A PLANNED UNIT DEVELOPMENT A PART OF THE S.W. 1/4 SECTION 16, T8N, R2W 1M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

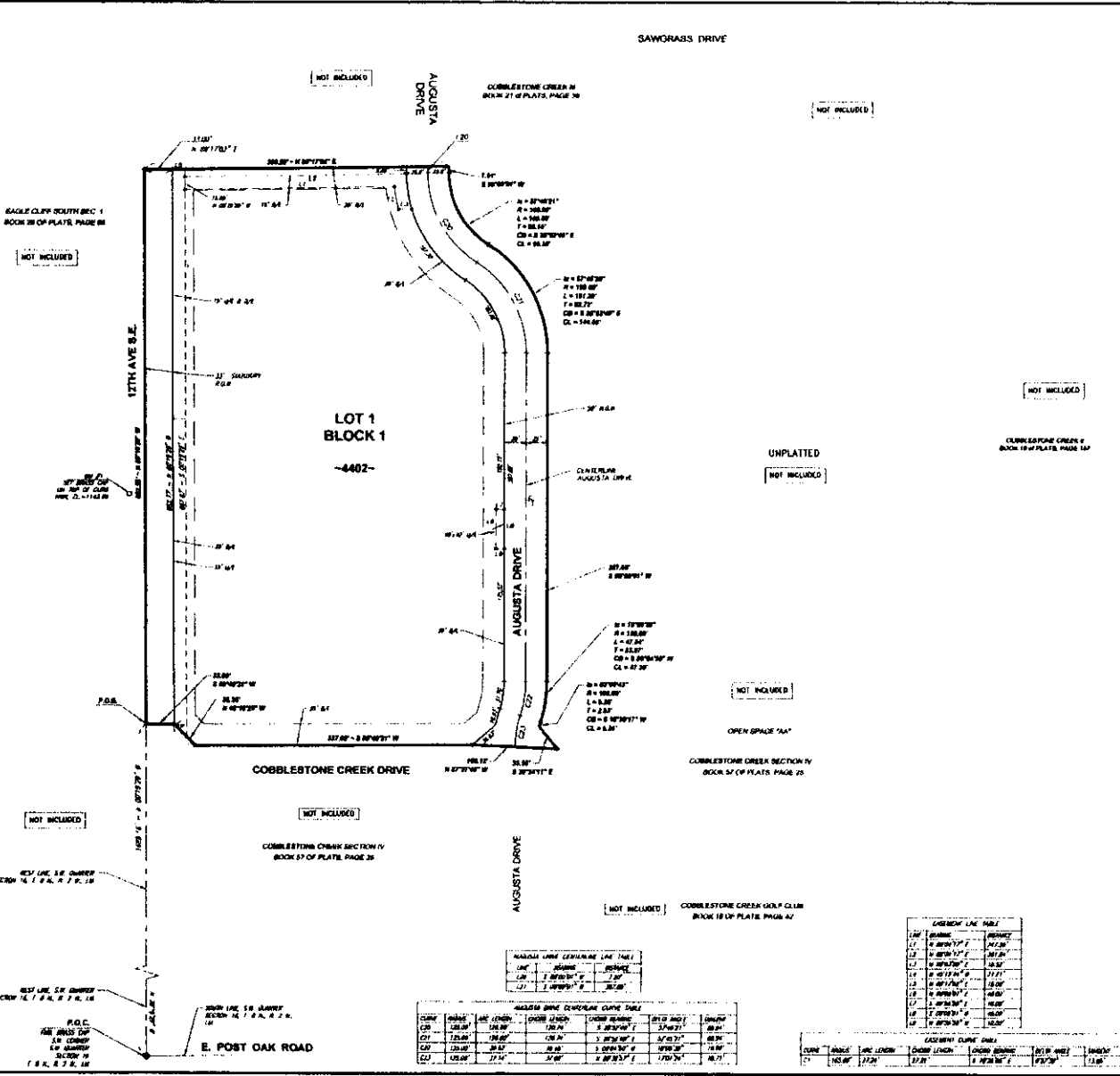
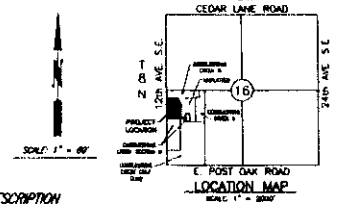
OWNER'S INFORMATION
OWNER: SAGE AT COBBLESTONE CREEK, LLC,
A TRUST LIMITED LIABILITY COMPANY,
250 POST OAK BOULEVARD, SUITE 205
NORMAN, OK 73061

SURVEYOR:
GORDON THOMPSON BARNFIELD, P.L.C.
201 NE 15th Street
OKLAHOMA CITY, OK 73106
CERTIFICATE OF AUTHORIZATION NO. 6391
EXPIRES JUNE 30, 2022
PHONE: (405) 601-7402

LEGAL DESCRIPTION

A block of land lying in the Southeast 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 southeast corner of said Southeast Quarter; **BEARING** North 02°12'29" West along the west line of said Southeast Quarter, a distance of 1488.16 feet to the POINT OF BEGINNING;
- THENCE** southerly North 02°12'29" West, along said west line, a distance of 624.55 feet to a point being 262.01 feet South 02°12'29" East of the southeast corner of the Southeast Quarter of said Section 16;
- THENCE** North 89°17'07" East, along a line of a distance of 31.00 feet the southeast corner of Lot 1, Block 1, Cobblestone Creek (to be hereinafter described in Block 2 of this Plan, Page 35) and continuing along the south line of said Block 1 and Block 4 of said final plan, and the distance for a total distance of 326.80 feet to a point on the Southeast Corner of Lot 1, Block 4, Cobblestone Creek (to be hereinafter described in Block 2 of this Plan, Page 35);
- THENCE** South 02°02'01" West a distance of 1.51 feet to a point on a curve to the left;
- THENCE** Southwesterly along said curve having a radius of 1020.00 feet (said curve subtended by a chord which bears South 28°52'40" West a distance of 282.50 feet) and an arc length of 1020.00 feet to a point on a curve to the right;
- THENCE** Southwesterly along said curve having a radius of 1020.00 feet (said curve subtended by a chord which bears South 28°52'40" West a distance of 282.50 feet) and an arc length of 1020.00 feet;
- THENCE** South 02°02'01" West a distance of 387.88 feet to a point on a curve to the right;
- THENCE** Southwesterly along said curve having a radius of 1020.00 feet (said curve subtended by a chord which bears South 02°04'30" West a distance of 67.35 feet) and an arc length of 47.34 feet to a point on a curve to the right;
- THENCE** Southwesterly along said curve having a radius of 1020.00 feet (said curve subtended by a chord which bears South 18°30'17" West a distance of 5.28 feet) and an arc length of 5.28 feet;
- THENCE** South 28°34'17" East a distance of 12.33 feet to a point on the north right-of-way line of Cobblestone Creek Drive;
- THENCE** along said right-of-way line the following feet (4) courses:
- 1) North 87°23'45" West a distance of 120.73 feet;
 - 2) South 89°40'31" West a distance of 327.00 feet;
 - 3) North 02°18'28" West a distance of 25.28 feet;
 - 4) South 89°40'31" West a distance of 15.00 feet to the POINT OF BEGINNING.
- Said described tract of land contains an area of 326.84 square feet and 7.043 acres, more or less.



- NOTES:**
1. EXISTING EASEMENTS TO REMAIN IN PLACE ARE SHOWN HEREIN BY SPECIFIC RECORDING INFORMATION.
 2. UNLESS NOTED OTHERWISE, THE LINE OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAN IS FEET.
 3. UNLESS NOTED OTHERWISE, ALL PROPERTY CORNERS ARE SET 1/2" FROM PINS WITH CHALKY CAPS OF SET AND NAILS WITH CHALKY ENDS.

LINE LEGEND

- PLAIN LINE OF LOT / COBBLESTONE CREEK
- - - PROPERTY LINE NOT INCLUDING/EASEMENT
- IMPROVE BARRICADE AS SHOWN AND SETTING PER THIS PLAN
- ROAD CENTER LINE / SECTION LINE

LEGEND

- = MEASUREMENT FOUND
- = MEASUREMENT SET
- R.O.W. = RIGHT OF WAY
- D.E. = DRAINAGE EASEMENT
- S/E = SETBACK EASEMENT
- L.M. = LIMITS OF NO ACCESS
- L/E = LIMITY EASEMENT
- S/S = SURVEYED LINE
- C.A. = CLOSURE AREA
- - - - - = ADDRESS

SAGE COBBLESTONE CREEK LOT SUBDIVISION TABLE	
LOT 1, BLOCK 1	3.758 ACRES
AUGUSTA DRIVE EASEMENT	0.495 ACRES
17th AVE S.E. R.O.W.	0.691 ACRES
TOTAL	7.043 ACRES

TOTAL BLOCKS: 1 TOTAL LOTS: 1

AUGUSTA DRIVE CENTERLINE CURVE DATA					
CURVE	ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CHORD MIDPOINT
CU1	120.73°	120.73'	120.73'	S 87°23'45" W	60.365'
CU2	327.00°	327.00'	327.00'	N 89°40'31" E	163.500'
CU3	25.28°	25.28'	25.28'	N 02°18'28" E	12.640'
CU4	15.00°	15.00'	15.00'	S 89°40'31" W	7.500'

COBBLESTONE CREEK DRIVE					
CURVE	ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CHORD MIDPOINT
CU1	182.80°	182.80'	182.80'	S 28°52'40" W	91.400'
CU2	282.50°	282.50'	282.50'	N 28°52'40" E	141.250'

DATE: 04/26/22, 8:00 AM
SBC Consulting Engineers, P.C.
210 N. Ross Street
Oklahoma City, OK 73108
PH: (405) 332-3718
Oklahoma Certified L.P.: 6-30-2021