

Map No. 2023-22  
 HANCOCK 24 02-03  
 81144 03-13-0133  
 00 10-01 00  
 Cleveland County, OK

# 22  
 STATE OF OKLAHOMA  
 COUNTY OF CLEVELAND  
 FILED FOR RECORD

July 17, 2015 10:20:01 AM  
 [Signature]

FINAL PLAT  
**FOUNDERS PARK ADDITION**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE S.E. 1/4, SECTION 12, T9N, R3W I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A tract of land in the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Harmon, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCE at the Southeast Corner of said SE 1/4; THENCE North 89°48'52" West along the South line of said SE 1/4 a distance of 1325.52 feet; THENCE North 02°11'00" East a distance of 65.00 feet to a point on the North right-of-way line of Tecumseh Road; THENCE along said right-of-way line the following eight (8) sides:

- 1) THENCE North 89°48'52" West a distance of 428.02 feet;
- 2) THENCE South 89°30'18" West a distance of 200.00 feet;
- 3) THENCE North 89°48'52" West a distance of 200.00 feet;
- 4) THENCE North 84°44'00" West a distance of 225.89 feet;
- 5) THENCE South 89°48'52" West a distance of 475.00 feet;
- 6) THENCE South 81°30'18" West a distance of 151.12 feet;
- 7) THENCE North 89°48'52" West a distance of 325.00 feet;
- 8) THENCE North 78°30'18" West a distance of 168.83 feet to the POINT OF BEGINNING;

THENCE continuing North 78°30'18" West along said North Right-of-way line a distance of 9.84 feet; THENCE North 89°48'52" West along said North Right-of-way line a distance of 235.37 feet; THENCE North 49°57'13" East a distance of 35.28 feet; THENCE North 02°14'42" West a distance of 150.01 feet; THENCE South 89°48'52" East a distance of 220.01 feet; THENCE South 02°14'42" East a distance of 191.84 feet to the POINT OF BEGINNING.

Said tract contains 38,903 square feet, or 0.917 acres, more or less.



VICINITY MAP  
 SCALE: 1" = 2000'

SCALE: 1" = 40'

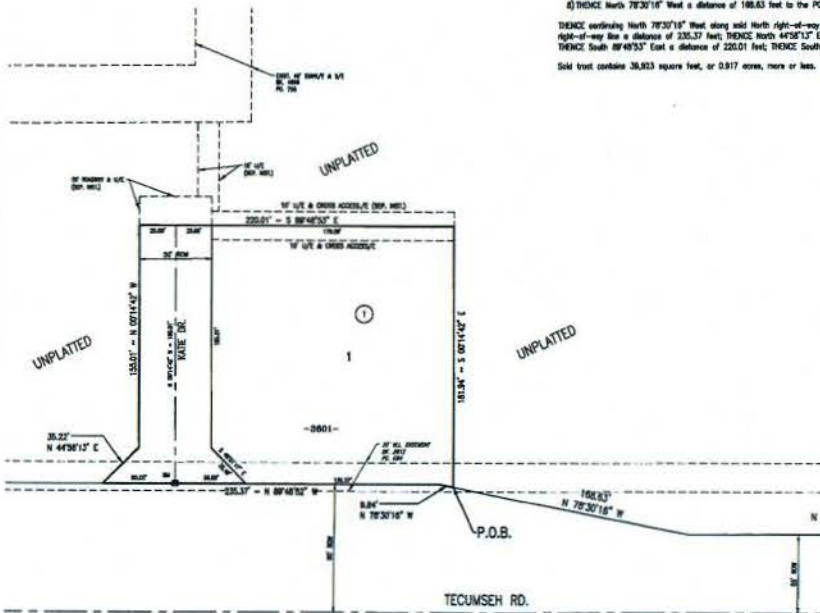
THE BEARINGS OF N 89°48'52" W ON THE SOUTH LINE OF SECTION 12 HAS BEEN USED AS THE BASIS OF BEARINGS FOR THIS PLAT.

TOTAL LOTS = 1

• SET 1/2" OF W/ 8332 C.A. CAP AT ALL PROPERTY CORNERS

STORM DRAINAGE DETENTION FACILITY EASEMENT

STORM DRAINAGE FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF EXCESS SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER. THE PLAT OF DRAINAGE DRAINAGE SYSTEMS, EASEMENTS IS SUBJECT TO OTHER LOCAL ORDINANCES AND IS DEEMED TO BE A WAIVER OF SUBJECT TO PUBLIC SAFETY BY THE CITY ENGINEER. CONSTRUCTION SHALL BE PERFORMED BY THE PROPERTY OWNER WITH COSTS ASSESSED TO AND BORNE BY THE PROPERTY OWNER. OFFICIAL REPRESENTATIVE OF THE ENGINEERING, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE FACILITY FOR PURPOSES OF INSPECTING, MAINTAINING OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DEPARTMENT, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS MAY CONDUCT APPROVED WITHIN THE EASEMENT. PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



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

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.

BENCHMARK: SET BRASS CAP AT INTERSECTION OF EVERY DRIVE & SOUTH PROPERTY LINE  
 ELEV. =

Date: June 8, 2015  
 SMC Consulting Engineers, P.C.  
 815 W. Main Street  
 Oklahoma City, OK 73106  
 Ph: (405) 232-7710  
 Oklahoma CA#484 Exp. 6/30/2017

FOUNDERS PARK ADDITION  
 A PLANNED UNIT DEVELOPMENT  
 FINAL PLAT SHEET 2 OF 2