

PRELIMINARY PLAT
COBBLESTONE CREEK
 A PART OF THE S.W. 1/4, SECTION 16, T8N, R2W I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

NOTES:

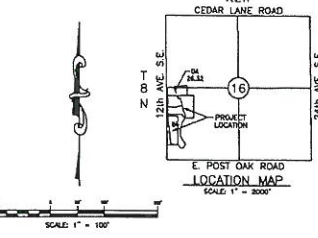
1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. ALL PROPOSED SIDEWALK LINES ARE 6-INCH EXCEPT AS NOTED.
4. ALL PROPOSED WATERLINES ARE 6-INCH EXCEPT AS NOTED.
5. LOTS IN BLOCK C WILL BE SERVED BY 10" DIPS SYSTEMS OR EQUAL WITH PUBLIC WATERLINE AS PER CODE CHAPTER 641-1-1-1049.
6. 12th Ave. S.E. SOUTH OF CEDAR LANE WILL BE EXTENDED TO DEVELOPER MAY CHOOSE TO CONSTRUCT 12th Ave. S.E. WITH THIS PLAT.
7. AREAS WITHIN THE GOLF COURSE OPEN SPACE WILL BE USED FOR DRAINAGE CONFORMANCE TOWARDS THE EXISTING RETENTION POND. FINAL DESIGN TO BE DETERMINED AT THE FINAL PLAT STAGE.
8. OPEN SPACE LOT "A" IS A PART OF THE PUD.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DESIGN OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RESPONSIBILITY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAT OF SUBDIVISION. THE CITY ENGINEER'S OFFICE WILL BE A HAZARD OF PUBLIC SAFETY BY THE CITY ENGINEER. CORRECTIVE MAINTENANCE WILL BE PERFORMED BY THE SAME JURISDICTION AS THE LOCAL JURISDICTION FOR THE PROPERTY OWNERS. OFFICIALS RESPONSIBLE FOR THE ENGINEERING DESIGN AND CONSTRUCTION OF THE FACILITY SHALL HAVE THE RIGHT TO ENTER THE FACILITY FOR PURPOSES OF INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UNDER REASONABLE NOTICE APPROVED BY THE ENGINEERING DESIGN AND CONSTRUCTION PROFESSIONAL ENGINEER, THE CITY ENGINEER'S OFFICE WILL CONDUCT MAINTENANCE WITHIN THE FACILITY, PROVIDED THE MAINTENANCE DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

LEGAL DESCRIPTIONS

Block B: East 1/2 of Cobblestone Creek Drive (PUD)
 A part of land being in the Southeast Quarter of Section 16, Township 8 North, Range 2 West of the 6th Principal Meridian, Cleveland County, Oklahoma, being more particularly described as follows:
 COMMENCING at the southeast corner of said Southeast Quarter;
 THENCE NORTH 89°12'30" East, along the west line of said Southeast Quarter, a distance of 328.83 feet to the POINT OF BEGINNING;
 THENCE SOUTHWEST 89°12'30" East, along said west line, a distance of 1048.88 feet;
 THENCE NORTH 89°12'30" East, a distance of 198.80 feet to the north-south line of the line of 12th Avenue S.E., and to the westerly right-of-way line of Cobblestone Creek Drive as established by the Plat of Cobblestone Creek Golf Club, a distance of 198.80 feet to the POINT OF BEGINNING;
 THENCE along the westerly right-of-way line of said Cobblestone Creek Drive, the westerly right-of-way line of 12th Avenue S.E. and the westerly right-of-way line of Southern State Drive, as established by the referenced plat of Cobblestone Creek Golf Club, the following right-of-way curves:
 1. North 44°42'31" East, a distance of 33.34 feet;
 2. North 82°45'21" East, a distance of 303.03 feet;
 3. South 45°19'29" East, a distance of 33.34 feet;
 4. South 87°19'29" East, a distance of 398.33 feet;
 5. South 44°42'31" West, a distance of 33.34 feet;
 6. South 82°45'21" West, a distance of 303.03 feet to a point of curvature;
 7. Northerly along a curve to the left having a radius of 353.03 feet (said curve being subtended by a chord which bears North 82°18'18" West, a chord length of 70.41 feet) an arc distance of 353.03 feet to a point of BEGINNING;
 8. Northerly and Southerly along a curve to the left having a radius of 353.03 feet (said curve being subtended by a chord which bears South 82°18'18" West, a chord length of 70.41 feet) an arc distance of 353.03 feet to the northern corner of Lot 5, Cobblestone Creek Golf Club recorded by Plat 19 of PUD, Page 42;
 THENCE SOUTH 82°45'21" West, along the north line of said Lot 5 and said line extended, a distance of 174.11 feet to the POINT OF BEGINNING;
 Said described land of land contains a gross area of 438,857 square feet or 1.01 acre, more or less, and area (land containing said right-of-way) of 382,547 square feet or 0.88 acre, more or less.
 Open Space (as to PUD)
 A part of land being in the Southeast Quarter of Section 16, Township 8 North, Range 2 West of the 6th Principal Meridian, Cleveland County, Oklahoma, being more particularly described as follows:
 COMMENCING at the southeast corner of said Southeast Quarter;
 THENCE NORTH 89°12'30" East, along the west line of said Southeast Quarter, a distance of 1048.88 feet to the POINT OF BEGINNING;
 THENCE SOUTH 89°12'30" East, a distance of 328.83 feet to the East right-of-way line of 12th Avenue S.E., and said line extended to a point on the north-south line of said Cobblestone Creek Drive as established by the Plat of Cobblestone Creek Golf Club recorded by Plat 19 of PUD, Page 42;
 THENCE along the westerly right-of-way line of said Cobblestone Creek Drive the following (S) curves:
 1. North 87°19'29" East, a distance of 33.34 feet;
 2. North 82°45'21" East, a distance of 303.03 feet;
 3. North 87°19'29" East, a distance of 33.34 feet to a point of curvature;
 4. South 87°19'29" East, a distance of 398.33 feet to the north-south line of said Lot 5, which bears North 82°18'18" West, a chord length of 70.41 feet, an arc distance of 353.03 feet to the POINT OF BEGINNING;
 5. South 82°45'21" West, a distance of 303.03 feet to a point on the west right-of-way line of 12th Avenue S.E.;
 THENCE SOUTH 82°45'21" West, a distance of 33.34 feet to the POINT OF BEGINNING;
 Said described land of land contains a gross area of 538,843 square feet or 1.23 acre, more or less, and area (land containing said right-of-way) of 478,458 square feet or 1.09 acre, more or less.
 Open Space (as to PUD)
 A part of land being in the Southeast Quarter of Section 16, Township 8 North, Range 2 West of the 6th Principal Meridian, Cleveland County, Oklahoma, being more particularly described as follows:
 COMMENCING at the southeast corner of said Southeast Quarter;
 THENCE NORTH 89°12'30" East, along the west line of said Southeast Quarter, a distance of 1048.88 feet to the POINT OF BEGINNING;
 THENCE SOUTH 89°12'30" East, a distance of 328.83 feet to the East right-of-way line of 12th Avenue S.E., and said line extended to a point on the north-south line of said Cobblestone Creek Drive as established by the Plat of Cobblestone Creek Golf Club recorded by Plat 19 of PUD, Page 42;
 THENCE along the westerly right-of-way line of said Cobblestone Creek Drive the following (S) curves:
 1. North 87°19'29" East, a distance of 33.34 feet;
 2. North 82°45'21" East, a distance of 303.03 feet;
 3. North 87°19'29" East, a distance of 33.34 feet to a point of curvature;
 4. South 87°19'29" East, a distance of 398.33 feet to the north-south line of said Lot 5, which bears North 82°18'18" West, a chord length of 70.41 feet, an arc distance of 353.03 feet to the POINT OF BEGINNING;
 5. South 82°45'21" West, a distance of 303.03 feet to a point on the west right-of-way line of 12th Avenue S.E.;
 THENCE SOUTH 82°45'21" West, a distance of 33.34 feet to the POINT OF BEGINNING;
 Said described land of land contains 423,008 square feet or 1.00 acre, more or less, and area (land containing said right-of-way) of 362,618 square feet or 0.83 acre, more or less.



DATE OF PRELIMINARY PLAT: 11/14/2023

TO THE CONSULTING ENGINEER, P.E. ALL RIGHTS RESERVED. THESE DOCUMENTS MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION FROM THE CONSULTING ENGINEER, P.E.

OWNER / DEVELOPER:
 COCC, L.L.C.
 4704 ALLEGRA DR.
 NORMAN, OK 73079
 PHONE: (405) 923-2550

DESIGNED BY:
 SMC Consulting Engineers, P.C.
 415 N. MAIN
 OKLAHOMA CITY, OK 73104
 PHONE: (405) 239-7700



COBBLESTONE CREEK
 12th AVE. S.E. & CEDAR LANE ROAD
 NORMAN, OKLAHOMA

SMC
 SMC Consulting Engineers, P.C.
 415 N. MAIN
 OKLAHOMA CITY, OK 73104
 PHONE: (405) 239-7700

PROJECT NO. 2301073
 DATE: 11/14/2023
 SCALE: 1" = 2000'
 SHEET NO. 1 OF 1

PRELIMINARY PLAT
 SHEET NO. 1