

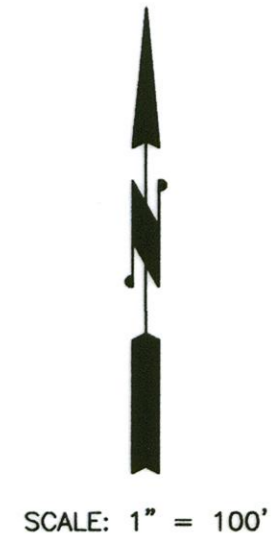
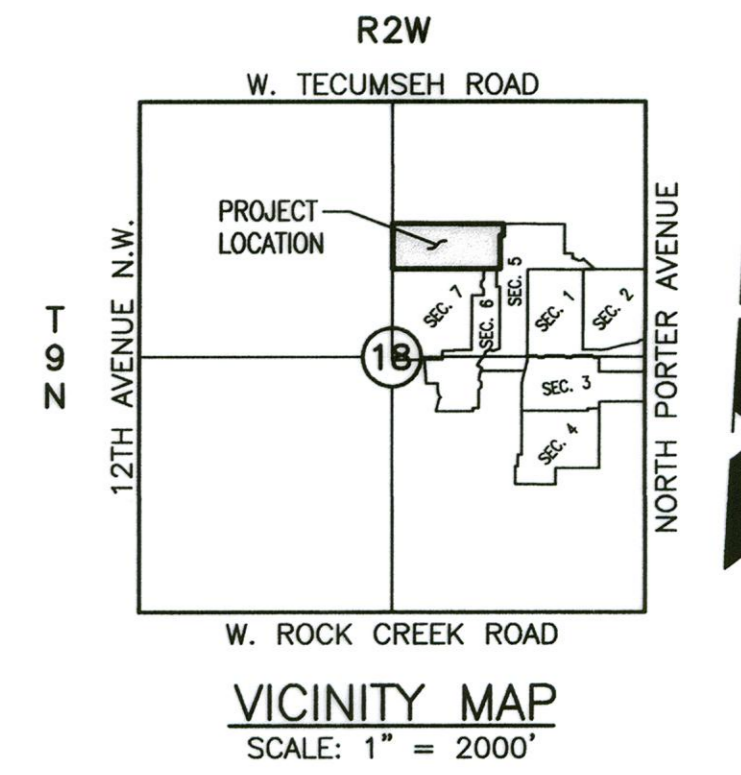
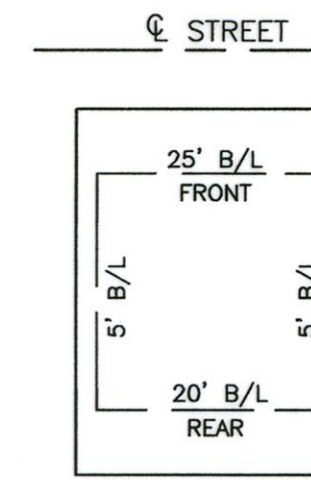
FINAL PLAT HIGHLAND VILLAGE ADDITION SECTION 8

A PART OF THE N.E. 1/4, SECTION 18, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

Doc#: P 2015 13
Rk4Pg: PL 24 44-45
Filed: 04-28-2015 DJ
01:50:01 PM PL
Cleveland County, OK

#13
STATE OF OKLAHOMA
COUNTY OF CLEVELAND
FILED FOR RECORD
April 28 2015 01:50:01 PM
By: *David Johnson* Deputy

TYPICAL BUILDING SETBACKS



ALL COMMON AREAS, OPEN SPACES, ETC. WILL BE MAINTAINED BY A MANDATORY PROPERTY OWNERS ASSOCIATION.

UNLESS OTHERWISE NOTED, 1/2" IRON PINS WERE SET AT ALL PROPERTY CORNERS.

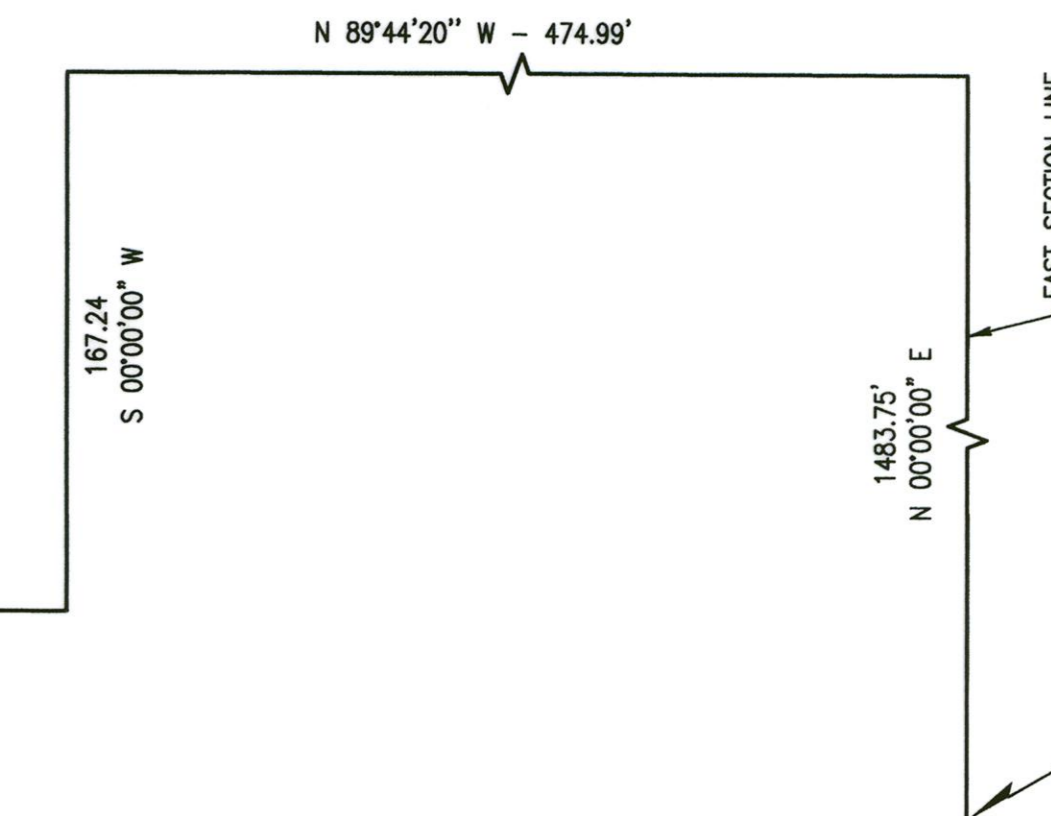
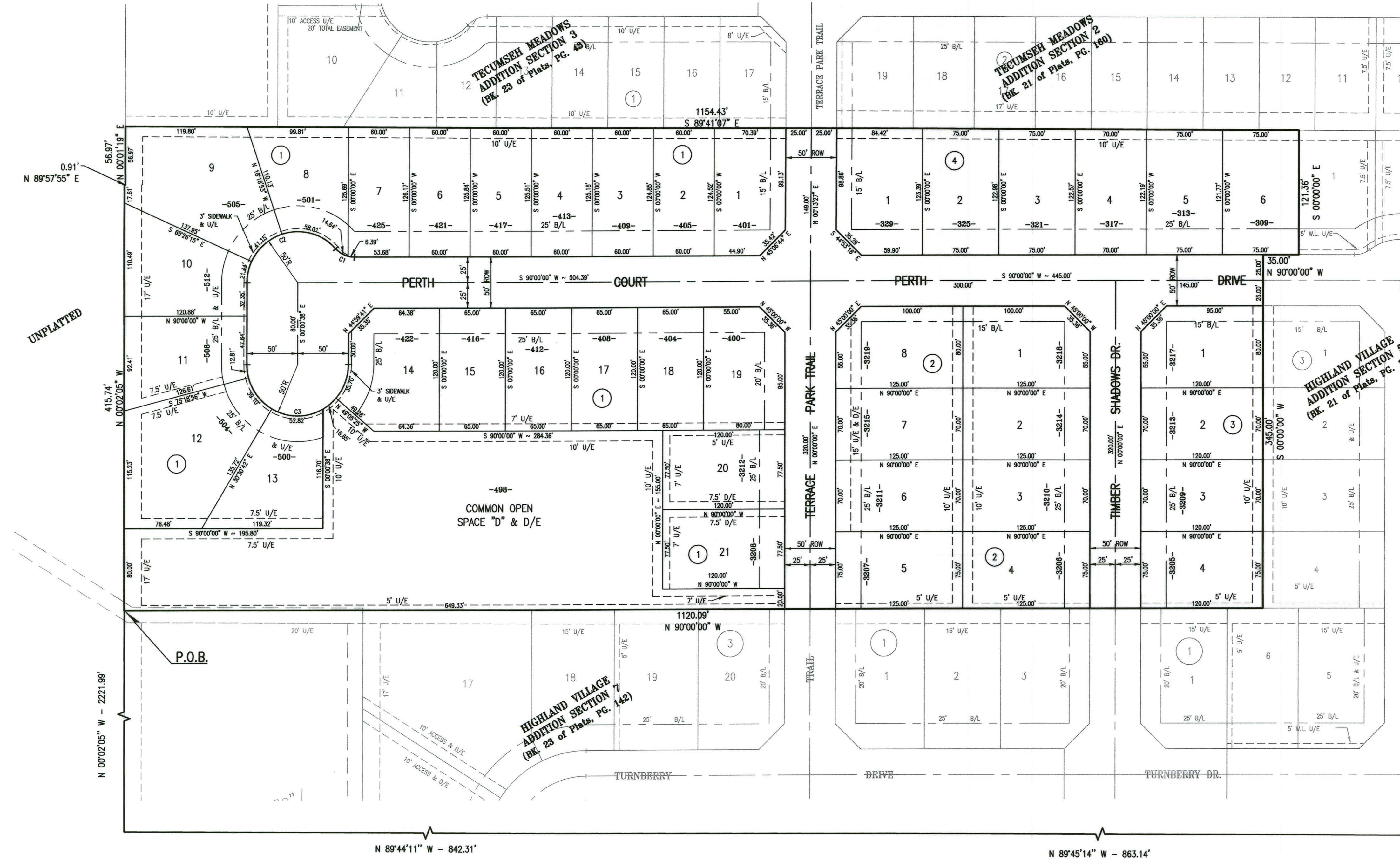
BASIS OF BEARING FOR THIS FINAL PLAT IS N 00°00'00" E AS SHOWN ON THE EAST LINE OF SEC. 18

LOT COUNT

RESIDENTIAL LOTS - 39
OPEN SPACE LOTS - 1

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	48°11'23"	25.00'	21.03'	11.18'	S 65°54'19" E	20.41'
C2	138°12'01"	50.00'	120.60'	130.94'	S 69°05'22" W	93.42'
C3	180°00'00"	50.00'	157.08'	0.00'	N 90°00'00" E	100.00'



PERMANENT BENCHMARK:
BRASS CAP AT INTERSECTION OF TERRACE
PARK TRAIL & PERTH DRIVE
ELEV. = 1167.12

P.O.C.
S.E. CORNER, SEC. 18,
T9N, R2W, I.M.

Date: April 8, 2015

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

SMC Consulting Engineers
815 W. Main Street
Oklahoma City, OK 73106
PH: (405)232-7715
Oklahoma CA#464 Exp.: 6-30-2015
HIGHLAND VILLAGE ADDITION SECTION 8
SHEET 2 OF 2

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF HIGHLAND VILLAGE ADDITION SECTION 8; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, 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 ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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