

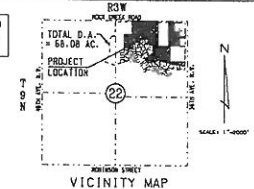
# BROOKHAVEN NO. 41 ADDITION

NE 1/4, SECTION 22, T9N, R3W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

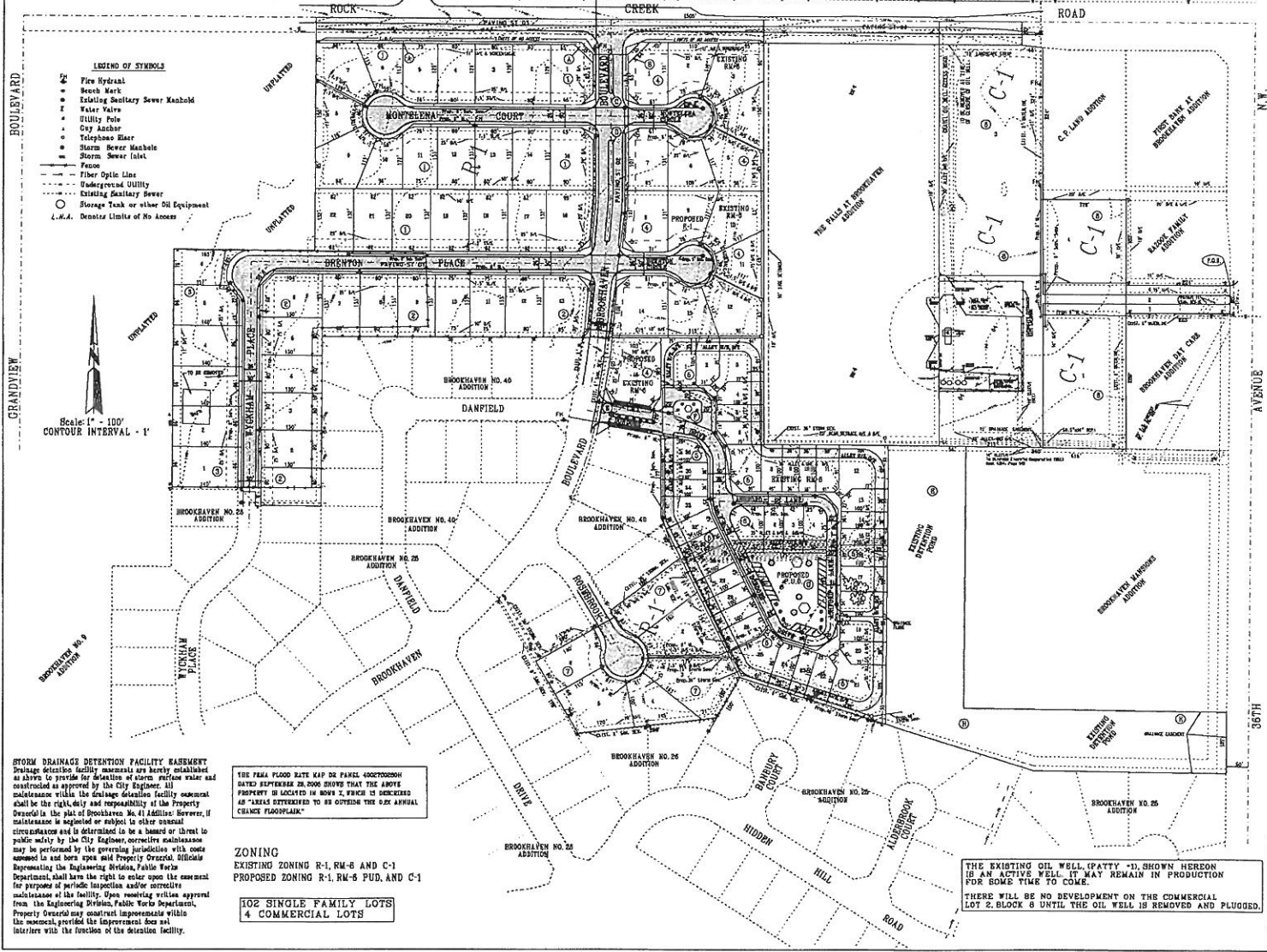
## REVISED PRELIMINARY PLAT

Sidewalks to be constructed in accordance with the Standards of The City of Norman on each lot including Rock Creek Road. Sidewalks are not shown on this drawing for clarity.

THE SMALL GROUP OF TREES SHOWN WEST OF THE DETENTION POND ARE LOCATED BY AERIAL PHOTOGRAPHY. THEIR SIZE IS NOT KNOWN. THEY ARE NOT IN THE AREA BEING CONSIDERED FOR DEVELOPMENT AT THIS TIME.



- LEGEND OF SYMBOLS**
- Fire Hydrant
  - Bench Mark
  - Existing Sanitary Sewer Manhole
  - Water Valve
  - Utility Pole
  - City Anchor
  - Telephone Base
  - Storm Sewer Manhole
  - Storm Sewer Inlet
  - Fence
  - Fiber Optic Line
  - Underground Utility
  - Existing Sanitary Sewer
  - Storage Tank or other Oil Equipment
  - L.A.A. Denotes Limits of No Access



**LEGAL DESCRIPTION:**  
A tract of land located in the Northeast Quarter (NE 1/4) of Section Twenty-two (22), Township Nine (9) North, Range Three (3) West, of the Indian Nation, Norman, Cleveland County, Oklahoma, described as follows:

COMMENCE at the Northeast Corner of said NE 1/4; Thence S07°04'17" on the East Line of said NE 1/4 for a distance of 542.42 feet; Thence N82°20'54" for a distance of 50.00 feet to the POINT OF BEGINNING, said point being on the West Right-of-Way Line of 34th Avenue A.T.; Thence S07°04'17" on said Right-of-Way Line for a distance of 40.00 feet; Thence N83°51'05" for a distance of 233.09 feet; Thence S07°04'17" for a distance of 254.47 feet; Thence N83°51'05" for a distance of 319.31 feet; Thence S07°04'17" for a distance of 340.00 feet; Thence S43°15'52" for a distance of 340.00 feet to a point on said West Right-of-Way Line; Thence S07°04'17" on said Right-of-Way Line for a distance of 131.07 feet; Thence N83°51'05" for a distance of 611.42 feet; Thence S07°04'17" for a distance of 454.00 feet; Thence S07°11'52" for a distance of 100.00 feet; Thence S43°15'54" for a distance of 296.14 feet; Thence S07°04'17" for a distance of 176.00 feet; Thence N62°00'00" for a distance of 190.00 feet; Thence S07°04'17" for a distance of 16.00 feet; Thence S21°02'24" for a distance of 181.00 feet; Thence N02°14'09" for a distance of 93.51 feet; Thence N07°04'17" for a distance of 176.00 feet; Thence N82°11'07" for a distance of 110.00 feet; Thence S56°24'49" for a distance of 34.31 feet; Thence Northwesterly on a curve to the left having a radius of 630.00 feet, a chord bearing of N112°44'42", for a curve distance of 34.59 feet; Thence N07°14'52" for a distance of 85.11 feet; Thence Northwesterly on a curve to the left having a radius of 597.96 feet, a chord bearing of N07°34'06", for a curve distance of 18.28 feet; Thence N83°51'05" for a distance of 611.31 feet; Thence S07°04'17" for a distance of 340.00 feet; Thence N83°51'12" for a distance of 180.00 feet; Thence N02°14'08" for a distance of 31.08 feet; Thence N83°51'12" for a distance of 190.00 feet; Thence N02°14'08" for a distance of 320.11 feet; Thence S43°15'12" for a distance of 320.31 feet; Thence N02°14'37" for a distance of 437.13 feet to a point on the North Line of said NE 1/4; Thence S43°15'05" on said North Line for a distance of 305.43 feet; Thence S07°04'17" for a distance of 305.38 feet; Thence S43°15'12" for a distance of 335.00 feet; Thence N02°14'37" for a distance of 306.57 feet to a point on the North Line of said NE 1/4; Thence S43°15'05" on said North Line for a distance of 114.48 feet; Thence S07°04'17" for a distance of 50.00 feet to a point on the South Right-of-Way Line of West Rock Creek Road; Thence S43°15'05" for a distance of 326.46 feet; Thence S43°15'05" for a distance of 116.48 feet; Thence S07°04'17" for a distance of 183.16 feet; Thence S43°15'05" for a distance of 221.12 feet to the POINT OF BEGINNING, containing 34.49 acres, more or less.

BLOCKS A, B, C, D, E, F, G & H WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

**DEVELOPER:**  
Clea, LLC  
1203 Brookhaven Boulevard  
Norman, Oklahoma 73072  
405-329-0258

**ENGINEER/SURVEYOR**  
Clea Planning & Engineering Services, LLC  
Patt Court, P.O. Box 10849, L.S. No. 1160  
405 Barnhart Court  
Norman, Oklahoma 73072

**ENGINEERS SURVEYORS PLANNERS**

**CPES**  
Clea Planning & Engineering Services  
Clea, Inc. 1987  
P.O. Box 20248 - 48 Northside, Norman, Ok. 73101-0248

**BROOKHAVEN NO. 41 ADDITION**  
REVISED PRELIMINARY PLAT

Sheet 1 of 3 P-029

**STORM DRAINAGE DETENTION FACILITY BASEMENT**  
Existing detention facility basements 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 detention facility basement shall be the right, duty and responsibility of the Property Owner of the plat of Brookhaven No. 41 Addition. However, if maintenance is required 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 cause assessed to and born upon said Property Owner. 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 may construct improvements within the easement, provided the improvement does not interfere with the function of the detention facility.

THE FIRM FLOOD RATE MAP OR PANEL 4002000000 DATED FEBRUARY 28, 2006 SHOWS THAT THE ABOVE PROPERTY IS LOCATED IN ZONE 2, WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE ONE ANNUAL CEILING FLOODPLAIN."

**ZONING**  
EXISTING ZONING R-1, RM-6 AND C-1  
PROPOSED ZONING R-1, RM-6 PUD, AND C-1

102 SINGLE FAMILY LOTS  
4 COMMERCIAL LOTS

THE EXISTING OIL WELL, (PATTY - D), SHOWN HEREON IS AN ACTIVE WELL. IT MAY REMAIN IN PRODUCTION FOR SOME TIME TO COME.  
THERE WILL BE NO DEVELOPMENT ON THE COMMERCIAL LOT 2, BLOCK 6 UNTIL THE OIL WELL IS REMOVED AND PLUGGED.