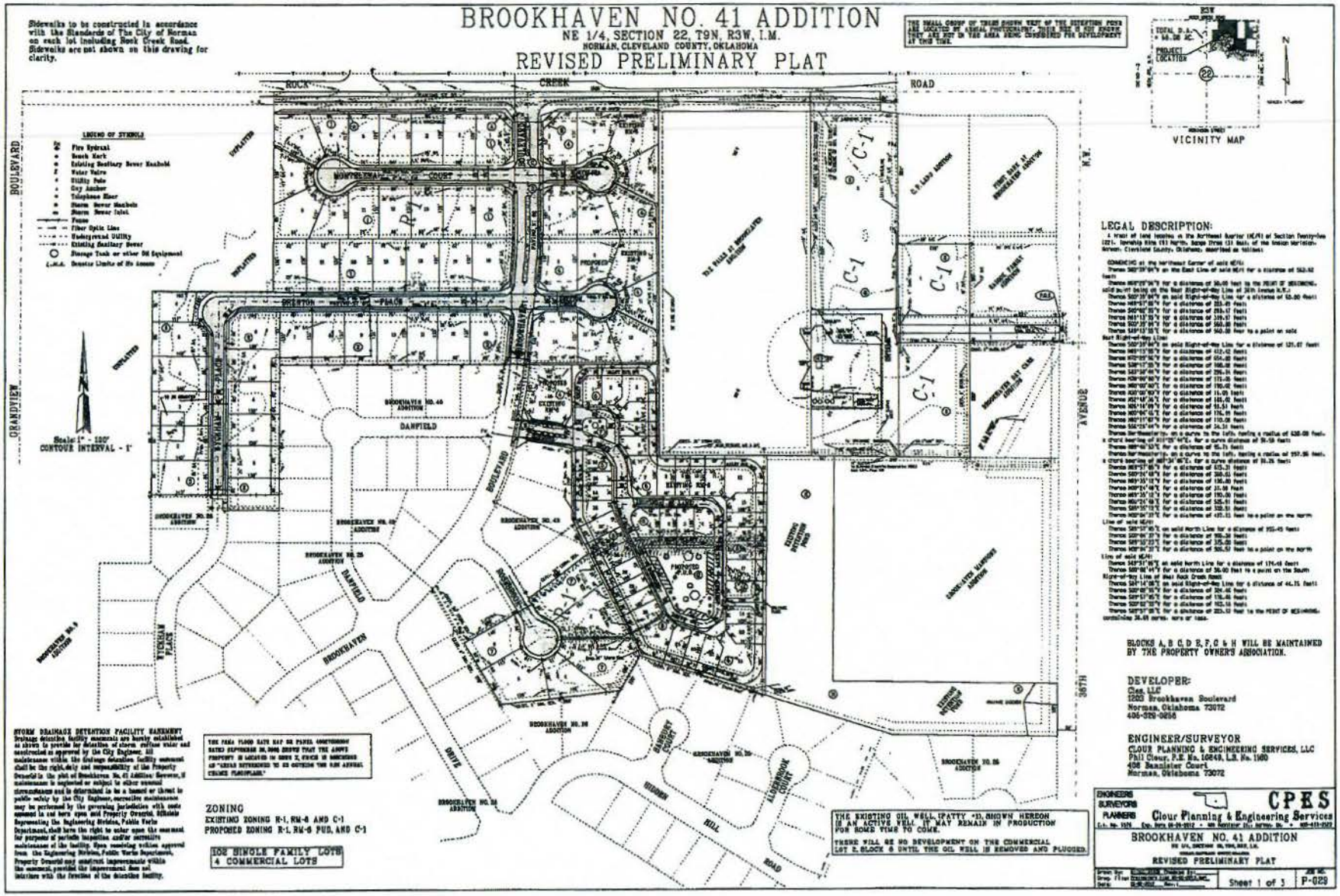
BROOKHAVEN NO. 41 ADDITION

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 TRIANGULAR TEXT OF THE SURROUNDING FOUR AREAS LOCATED BY GENERAL AGRICULTURAL ZONING AND NOT IN THE AREA BEING CONSIDERED FOR DEVELOPMENT AT THIS TIME.

LEGAL DESCRIPTION:

A tract of land located in the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, described as follows:

BEGINNING at the Northwest Corner of said NW/4;
Thence S00°29'06"E on the East line of said NW/4 for a distance of 562.62 feet;
Thence N89°30'54"E for a distance of 30.00 feet to the POINT OF BEGINNING, said point being on the East Right-of-Way Line of 36th Avenue N.W.;
Thence S00°29'06"E on said Right-of-Way Line for a distance of 50.00 feet;
Thence N89°57'06"E for a distance of 253.40 feet;
Thence S00°02'55"E for a distance of 253.17 feet;
Thence N61°13'35"E for a distance of 339.67 feet;
Thence S00°29'06"E for a distance of 560.80 feet;
Thence S89°13'35"W for a distance of 540.00 feet to a point on said East Right-of-Way Line;
Thence S00°29'06"E on said Right-of-Way Line for a distance of 121.07 feet;
Thence N89°13'35"E for a distance of 412.42 feet;
Thence S72°00'25"E for a distance of 654.80 feet;
Thence S38°17'35"E for a distance of 166.82 feet;
Thence S43°06'47"E for a distance of 294.34 feet;
Thence S39°06'06"E for a distance of 171.05 feet;
Thence N89°00'40"E for a distance of 780.62 feet;
Thence S00°00'00"E for a distance of 11.05 feet;
Thence S52°14'26"E for a distance of 185.02 feet;
Thence N54°16'05"E for a distance of 51.51 feet;
Thence N00°04'41"E for a distance of 174.99 feet;
Thence N00°11'45"E for a distance of 110.08 feet;
Thence S54°23'44"E for a distance of 24.31 feet;
Thence Northeasterly, on a curve to the left, having a radius of 430.00 feet, a chord bearing of N13°29'46"E, for a curve distance of 91.59 feet;
Thence N89°49'53"E for a distance of 55.31 feet;
Thence Northeasterly, on a curve to the left, having a radius of 557.96 feet, a chord bearing of N67°24'46"E, for a curve distance of 91.25 feet;
Thence N62°57'38"E for a distance of 415.21 feet;
Thence S00°26'18"E for a distance of 368.61 feet;
Thence N89°35'16"E for a distance of 136.80 feet;
Thence N00°24'48"E for a distance of 21.58 feet;
Thence N89°35'12"E for a distance of 190.30 feet;
Thence N00°24'48"E for a distance of 525.91 feet;
Thence S89°35'12"E for a distance of 538.51 feet;
Thence N00°24'48"E for a distance of 187.51 feet to a point on the North Line of said NE/4;
Thence S89°13'35"E on said North Line for a distance of 755.45 feet;
Thence S00°46'25"E for a distance of 90.38 feet;
Thence S89°13'35"E for a distance of 175.00 feet;
Thence N00°46'25"E for a distance of 386.57 feet to a point on the North Line of said NE/4;
Thence N43°51'06"E on said North Line for a distance of 174.48 feet;
Thence S89°06'54"E for a distance of 36.00 feet to a point on the South Right-of-Way Line of West Rock Creek Road;
Thence S49°14'08"E on said Right-of-Way Line for a distance of 44.75 feet;
Thence S00°46'54"W for a distance of 204.46 feet;
Thence S89°53'06"E for a distance of 176.46 feet;
Thence S00°06'54"W for a distance of 103.10 feet;
Thence S89°53'06"E for a distance of 253.50 feet to the POINT OF BEGINNING, containing 26.68 acres, more or less.

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

DEVELOPER:
Cas, LLC
1200 Brookhaven Boulevard
Norman, Oklahoma 73072
405-329-0256

ENGINEER/SURVEYOR
CLOUR PLANNING & ENGINEERING SERVICES, LLC
Phil Clour, P.E. No. 10849, L.S. No. 1980
408 Bannister Court
Norman, Oklahoma 73072

STORM DRAINAGE DETENTION FACILITY EASEMENT
Drainage detention facility easements are hereby established as shown to provide for detention of storm runoff as 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 Brookhaven No. 41 Addition. 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 in and here 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.

THIS PARK FLOOD RATE MAP OR PANEL CONSTRUCTION DATE: SEPTEMBER 26, 2008 SHOWS THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X, WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 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 "E") 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.

ENGINEERS SURVEYORS PLANNERS
CPES Clour Planning & Engineering Services
L.S. No. 1924 Exp. Date 06-30-2012 • 408 Bannister Ct., Norman, OK • 405-410-2929

BROOKHAVEN NO. 41 ADDITION
NE 1/4, SECTION 22, T9N, R3W, I.M.
REVISED PRELIMINARY PLAT

Drawn By: [illegible] Job No.
Orig. Plat Preliminary Plat 05-26-2011
Date: 06-06-2012 Rev.: 1
Sheet 1 of 3 | P-029