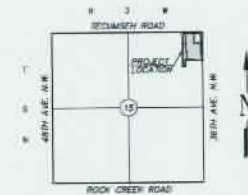


FINAL PLAT WINDSOR ADDITION

A PLANNED UNIT DEVELOPMENT FOR LOT 1 BLOCK 1
A PART OF THE N.E. 1/4, SECTION 15, T9N, R3W, 1.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
NOT TO SCALE

BENCHMARK NO. 1:

CST. 2" IN CONC. IRON CURB RETURN 30TH AVE.
N.W. & NORMAN REGIONAL PARKWAY
ELEVATION = 1100.00

NOTES:

1. A SEWERMAN IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE PROVIDED ADJACENT TO 30TH AVENUE N.W. AND W. TOWNSHIP ROAD AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. THE BEARING OF SOUTH 00°44'14" EAST AS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 3 WEST AND AS SHOWN ON THE EAST LINE OF THE SUBDIVISION PLAT FOR THE 2025 OF RECORD WILL USED AS THE BASE OF BEARING FOR THIS PLAT.
3. EXISTENTS SHOWN HEREON OF SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.
4. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
5. UNLESS NOTED OTHERWISE, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

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 SOLE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAT OF WINDSOR 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 ACCESSED TO AND BORNE UPON THE PROPERTY OWNERS. OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF INSPECTING AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS MAY CONDUCT MAINTENANCE WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

TOTAL LOTS
2

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

Date: February 29, 2024
SAC CONSULTING ENGINEERS, P.C.
815 N. Main Street
Shawnee City, OK 73106
PH: (405) 232-1775
Cleveland, Oklahoma 73106

WINDSOR ADDITION
A PLANNED UNIT DEVELOPMENT
FINAL PLAT SHEET 2 of 2