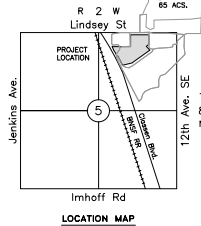


# STORM DRAINAGE DETENTION FACILITY EASEMENT

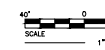
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF MONTEREY, 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.

## PRELIMINARY SITE PLAN FOR THE MILLENNIUM ADDITION, PLANNED UNIT DEVELOPMENT A REPLAT OF LOTS 3, 4 AND 5 OF BLOCK 1, UNIVERSITY PLAZA ADDITION AND LOT 3 AND PART OF LOT 2, (LOT LINE ADJUSTMENT NO 563) BOYD VIEW NO. 2 ADDITION NORMAN, OK



### Legend:

- F.I.P. = Found iron pin
- S.I.P. = Set iron pin
- = Property line
- (M) = Measured
- (R) = Record
- = Power pole
- = Gas meter
- ⊥ = Water Valve
- ⊥ = Fire Hydrant
- ⊙ = Sanitary Sewer Manhole
- ⊙ = Water Meter
- ⊙ = Electric Transformer
- ⊙ = Telephone Riser
- ⊙ = Sanitary Cleanout
- ⊙ = Utility easement
- BL = Building line
- ⊙ = Light pole
- ⊙ = Water Manhole
- ⊙ = Tree



OWNER:  
MOORE PROPERTIES  
PO BOX 5208  
NORMAN, OK 73070

SUBDIVIDER:  
PARKGREEN LIVING, LLC  
800 GESSNER-SUITE 350  
HOUSTON, TX 77024

SITE IS COMPRISED OF 197 UNITS

### Legal Description

All Lots 3, 4 and 5, in Block 1 of University Plaza, according to the recorded plat thereof and all of Lot 3 and part of Lot 2 to Block 2 of Boyd View Addition No. 2 to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof and a part of the northeast quarter (NE 1/4) of Section 8, Township 8 North, Range 2 East of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEING: (1) the Northwest corner of said Lot 3, Block 1 of University Plaza Addition;

TRENCH North 89°47'00" East along the north lines of Lots 3 and 4, Block 1 of University Plaza Addition and Lot 2 and 3, Block 2 of Boyd View Addition No. 2 a distance of 397.13 feet to a point 40.00 feet North 89°47'00" East of the northwest corner of Lot 2;

TRENCH South 01°12'51" East a distance of 208.21 feet;

TRENCH South 94°17'38" West, a distance of 103.00 feet to the west nearest corner of said Lot 3, said point being the northeast corner of the dedicated Public area, Block 1, of Boyd View No. 1;

TRENCH South 43°30'29" East along the westerly line of said Lot 2, Block 2 of Boyd View No. 2 a distance of 150.59 (Record) feet to a point on the northeast corner of Lot 3, Block 1 of Boyd View No. 1;

TRENCH South 54°17'41" West along the north lines of Lots 4, 10, Block 7 of Boyd View No. 1, a distance of 472.80 feet to the northeast corner of Lot 4, Block 7 of said addition;

TRENCH North 29°30'48" West along the north lines of Lots 4-6, Block 7 of Boyd View No. 1, a distance of 207.23 feet to a point on the east right of way line of Classen Boulevard;

TRENCH North 27°30'48" West along said east right of way a distance of 220.20 (Record) feet to a point on the south line of Lot 5, Block 1, of University Plaza Addition;

TRENCH South 89°53'00" East along said east right of way and the south line of said Lot 5 a distance of 11.45 feet to the southeast corner of said Lot 5;

TRENCH along said east right of way and the west line of said Lot 5 to a curve to the right, having a radius of 1940.00 feet, a chord bearing of North 30°19'04" West and chord length of 150.45 feet, to an arc distance of 150.45 feet;

TRENCH North 27°30'48" West continuing along said east right of way and the west line of said Lot 5 a distance of 80.46 feet to northeast corner of said Lot 5;

TRENCH North 89°47'00" East along the north line of said Lot 5 a distance of 358.00 feet to southeast corner of said Lot 2;

TRENCH North 01°12'51" West along the west line of said Lot 3 a distance of 250.00 feet to the POINT OF BEGINNING;

Said tract of land contains 286,189.24 sq. ft., or 6.61 acres, more or less.

Legal description was generated using boundary information by Priority Land Surveying, LLC.

Block of bearing is unknown.

This property description was prepared by Matt C. Barnum, PLS #1742 on September 9, 2013.

Matt C. Barnum, PLS  
Landmark Surveying, Inc.

SURVEY PROVIDED BY:  
PRIORITY LAND SURVEYING, LLC  
P.O. Box 1394  
Norman, Oklahoma 73070  
Certificate of Authorization # 3614, Expires 06/30/2015

REVNO.	Description	Date
1	Initial	09-27-2013

PROJECT  
THE MILLENNIUM ADDITION,  
P.U.D., A REPLAT OF LOTS 3,  
4 AND 5 OF BLOCK 1,  
UNIVERSITY PLAZA ADDITION  
AND LOT 3 AND PART OF  
LOT 2, (LOT LINE  
ADJUSTMENT NO. 563) BOYD  
VIEW NO. 2 ADDITION

LOCATION  
LOT 3, BLOCK 1  
UNIVERSITY PLAZA  
PARKGREEN LIVING, LLC  
HOUSTON, TX

DRAWING TITLE  
PRELIMINARY SITE PLAN

Project No. 13116  
Drawn By BNH  
Checked By EOR  
Date September 27, 2013  
Scale 1"=40'  
Issued For REVIEW  
Drawing No.

PP02

CARDINAL  
ENGINEERING  
1015 N. Broadway Ave., Suite 300  
Oklahoma City, OK 73102  
Phone: 405.842.1044  
Fax: 405.843.4887

3224 Bart Conner Drive  
Norman, OK 73072  
Phone: 405.579.0455  
Fax: 405.366.8540  
http://www.cardinalengineering.com  
CAP 2004, expiration date 06/30/2015