

LEGAL DESCRIPTION:

A tract of land (lying in the Northeast Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the northeast corner of the Northeast Quarter of said Section 16;

THENCE South 07°07'41" East, along the west line of said Northeast Quarter, a distance of 725.50 feet;

THENCE South 89°07'12" West, parallel with the north line of said Northeast Quarter, a distance of 342.00 feet;

THENCE South 07°07'41" East, parallel with the west line of said Northeast Quarter, a distance of 85.00 feet;

THENCE South 89°07'12" West, parallel with the north line of said Northeast Quarter, a distance of 1,112.50 feet;

THENCE North 01°13'31" West a distance of 85.00 feet;

THENCE South 89°07'12" West, parallel with the north line of said Northeast Quarter, a distance of 146.50 feet to a point on the westerly right of way line of U.S. Highway 77;

THENCE along said westerly right of way line, the following three (3) courses:

1. North 29°13'30" West a distance of 1,111 feet;

2. North 27°26'23" West a distance of 300.00 feet;

3. North 27°11'48" West a distance of 511.00 feet to a point on the north line of said Northeast Quarter;

THENCE North 89°07'12" East, along said north line, a distance of 1,039.51 feet to the POINT OF BEGINNING.

Said described tract contains an area of 1,402,231 square feet or 32.5171 acres, more or less.

The lands of bearings for this legal description were the Oklahoma State Plane Coordinate System (North Zone-NAD83) using a bearing of North 89°07'12" East on the north line of the Northeast Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian.

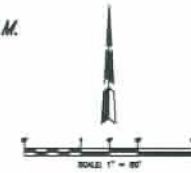
PRELIMINARY PLAT ST. JAMES CENTRE A PART OF THE N.E. 1/4, SECTION 16, T8N, R2W I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

LOT COUNT: 6

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO IMPROVE TOP DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RESPONSIBILITY AND RESPONSIBILITY OF THE PROPERTY OWNERS. IN THE EVENT OF A MAJOR DISASTER, 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 BORNE UPON SAID PROPERTY OWNERS. OPTIONALLY REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERSONAL INSPECTION AND/OR COMPETITIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS MAY CONTRACT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

NOTE: THE DETENTION REQUIREMENT SATISFIED BY THE POND LOCATED ON LOT 1, BLOCK 1 MAY BE COUNTERACTED IF THE ROADWAY PROVIDES WRITTEN PERMISSION TO THE CITY OF NORMAN FOR THE DEVELOPER TO DISCHARGE TO THE ROADWAY. RIGHT-OF-WAY LOCATED WEST OF THE PROPERTY IN PUBLIC DRAINAGE CORNER AND THE CITY OF NORMAN APPROVES THE FINAL DRAINAGE PLAN WITHOUT DETENTION FOR THE AREA DISCHARGING TO SAID RIGHT-OF-WAY.



LEGEND	
1	EXISTING LOT LINES
2	PROPOSED LOT LINES
3	EXISTING EASEMENTS
4	PROPOSED EASEMENTS
5	EXISTING STORM DRAINAGE
6	PROPOSED STORM DRAINAGE
7	EXISTING UTILITY EASEMENTS
8	PROPOSED UTILITY EASEMENTS
9	EXISTING EASEMENTS
10	PROPOSED EASEMENTS
11	EXISTING EASEMENTS
12	PROPOSED EASEMENTS
13	EXISTING EASEMENTS
14	PROPOSED EASEMENTS
15	EXISTING EASEMENTS
16	PROPOSED EASEMENTS
17	EXISTING EASEMENTS
18	PROPOSED EASEMENTS
19	EXISTING EASEMENTS
20	PROPOSED EASEMENTS
21	EXISTING EASEMENTS
22	PROPOSED EASEMENTS
23	EXISTING EASEMENTS
24	PROPOSED EASEMENTS
25	EXISTING EASEMENTS
26	PROPOSED EASEMENTS
27	EXISTING EASEMENTS
28	PROPOSED EASEMENTS
29	EXISTING EASEMENTS
30	PROPOSED EASEMENTS
31	EXISTING EASEMENTS
32	PROPOSED EASEMENTS
33	EXISTING EASEMENTS
34	PROPOSED EASEMENTS
35	EXISTING EASEMENTS
36	PROPOSED EASEMENTS
37	EXISTING EASEMENTS
38	PROPOSED EASEMENTS
39	EXISTING EASEMENTS
40	PROPOSED EASEMENTS
41	EXISTING EASEMENTS
42	PROPOSED EASEMENTS
43	EXISTING EASEMENTS
44	PROPOSED EASEMENTS
45	EXISTING EASEMENTS
46	PROPOSED EASEMENTS
47	EXISTING EASEMENTS
48	PROPOSED EASEMENTS
49	EXISTING EASEMENTS
50	PROPOSED EASEMENTS
51	EXISTING EASEMENTS
52	PROPOSED EASEMENTS
53	EXISTING EASEMENTS
54	PROPOSED EASEMENTS
55	EXISTING EASEMENTS
56	PROPOSED EASEMENTS
57	EXISTING EASEMENTS
58	PROPOSED EASEMENTS
59	EXISTING EASEMENTS
60	PROPOSED EASEMENTS
61	EXISTING EASEMENTS
62	PROPOSED EASEMENTS
63	EXISTING EASEMENTS
64	PROPOSED EASEMENTS
65	EXISTING EASEMENTS
66	PROPOSED EASEMENTS
67	EXISTING EASEMENTS
68	PROPOSED EASEMENTS
69	EXISTING EASEMENTS
70	PROPOSED EASEMENTS
71	EXISTING EASEMENTS
72	PROPOSED EASEMENTS
73	EXISTING EASEMENTS
74	PROPOSED EASEMENTS
75	EXISTING EASEMENTS
76	PROPOSED EASEMENTS
77	EXISTING EASEMENTS
78	PROPOSED EASEMENTS
79	EXISTING EASEMENTS
80	PROPOSED EASEMENTS
81	EXISTING EASEMENTS
82	PROPOSED EASEMENTS
83	EXISTING EASEMENTS
84	PROPOSED EASEMENTS
85	EXISTING EASEMENTS
86	PROPOSED EASEMENTS
87	EXISTING EASEMENTS
88	PROPOSED EASEMENTS
89	EXISTING EASEMENTS
90	PROPOSED EASEMENTS
91	EXISTING EASEMENTS
92	PROPOSED EASEMENTS
93	EXISTING EASEMENTS
94	PROPOSED EASEMENTS
95	EXISTING EASEMENTS
96	PROPOSED EASEMENTS
97	EXISTING EASEMENTS
98	PROPOSED EASEMENTS
99	EXISTING EASEMENTS
100	PROPOSED EASEMENTS



LOCATION MAP
NOT TO SCALE

