

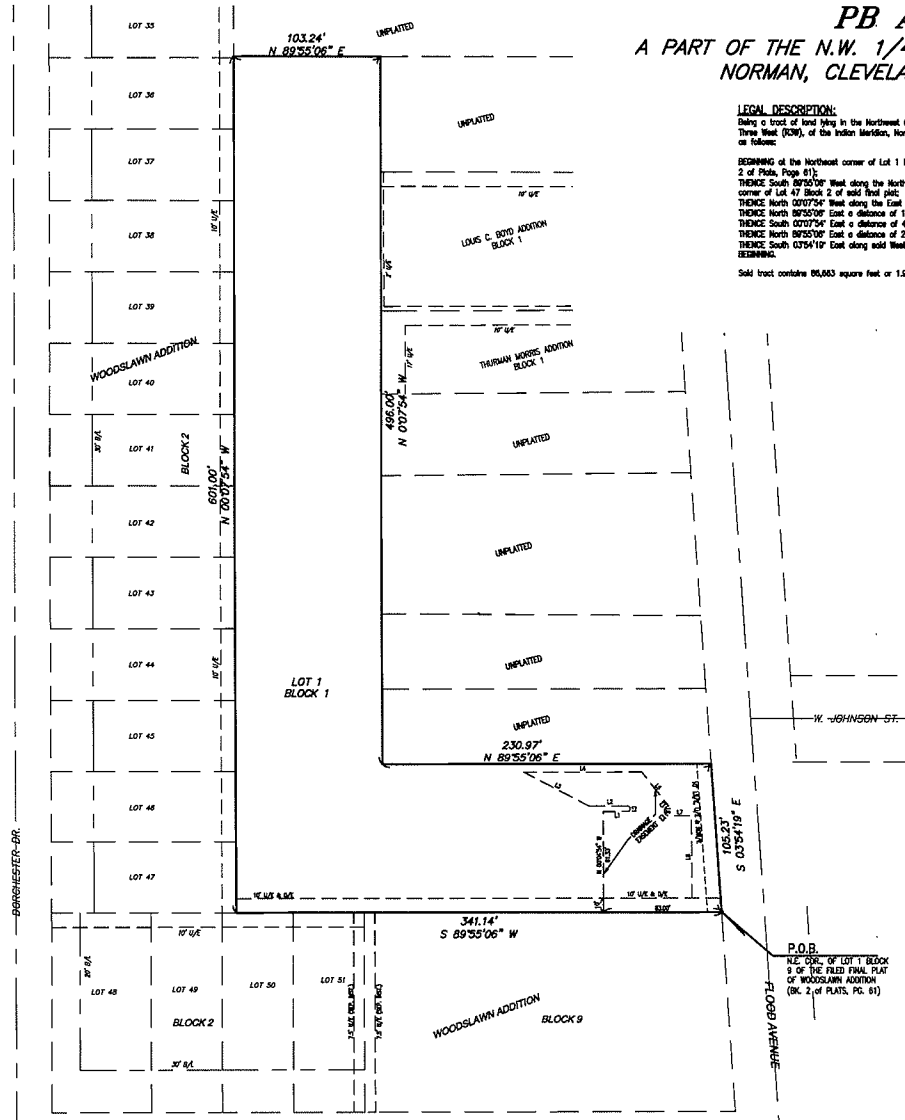
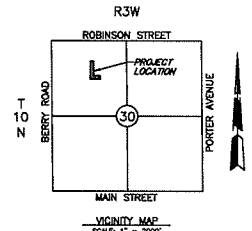
FINAL PLAT
PB ADDITION
A PART OF THE N.W. 1/4, SECTION 30, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION:

Being a tract of land lying in the Northwest (N.W. 1/4), of Section Thirty (30), Township Ten North (T10N), Range Three West (R3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1 Block 9 of the first final plat of Woodslawn Addition (as filed in Book 2 of Plats, Page 81);
THENCE South 89°55'06" West along the North line of said first plat a distance of 341.14 feet to the Southwest corner of Lot 47 Block 2 of said first plat;
THENCE North 02°07'54" West along the East property line of said Block 2 a distance of 501.00 feet;
THENCE North 89°55'06" East a distance of 103.24 feet;
THENCE South 02°07'54" East a distance of 496.00 feet;
THENCE North 89°55'06" East a distance of 230.97 feet to a point on the West right-of-way line of Flood Ave.;
THENCE South 03°54'19" East along said West right-of-way line a distance of 106.23 feet to the POINT OF BEGINNING.

Said tract contains 66,003 square feet or 1.508 acres, more or less.



LINE TABLE FOR DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
1	N 89°55'06" W	117.00
2	N 89°55'06" E	117.00
3	N 89°55'06" W	117.00
4	N 89°55'06" E	117.00
5	N 89°55'06" W	117.00
6	N 89°55'06" E	117.00
7	N 89°55'06" W	117.00
8	N 89°55'06" E	117.00

CURVE TABLE FOR DRAINAGE EASEMENT

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	N 89°55'06" W	117.00	117.00	N 89°55'06" W	117.00
2	N 89°55'06" E	117.00	117.00	N 89°55'06" E	117.00
3	N 89°55'06" W	117.00	117.00	N 89°55'06" W	117.00

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 DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF DETENTION. 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 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.

TOTAL LOTS:
1 COMMERCIAL LOT

LEGEND

R.O.W. = RIGHT OF WAY
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
B/L = BUILDING SETBACK LINE
L/S/E = LANDSCAPE EASEMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
-000- = ADDRESS

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.

Date: March 1, 2013
SMC Consulting Engineers, P.C.
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Ph: (405) 232-7715
Oklahoma CA#464 Exp: 6-31-2015
PB ADDITION
FINAL PLAT
SHEET 2 OF 2