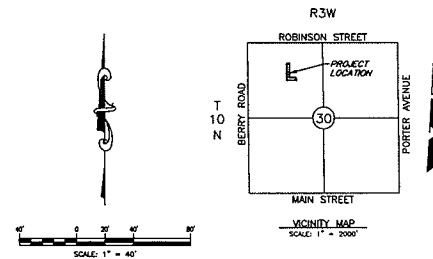


PRELIMINARY PLAT PB ADDITION

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 (10N), Range Three West (3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINS at the Northeast corner of Lot 1 Block 9 of the First First plat of Woodlawn Addition (as filed in Book 2 of Plats, Page 61);
THENCE South 89°55'06" West along the North line of said first plat a distance of 341.14 feet to the Southeast corner of Lot 47 Block 2 of said first plat;
THENCE North 00°07'54" West along the East property line of said Block 2 a distance of 601.00 feet;
THENCE North 89°55'06" East a distance of 103.24 feet;
THENCE South 00°07'54" East a distance of 498.00 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 02°14'18" East along said West right-of-way line a distance of 103.23 feet to the POINT OF BEGINNING.
Said tract contains 86,663 square feet or 1.980 acres, more or less.

NOTES:

1. EXISTING ZONING IS C-2.
2. FOR DETENTION SEE DRAINAGE REPORT

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 BRIGHT DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF THIS 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 COUNCILMAN 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.

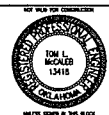
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OWNER:

SASSAN MOGHADAM
221 48th AVE. N.W.
NORMAN, OK 73072
(405) 325-9634

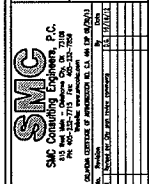
DESIGNED BY :

SMC Consulting Engineers, P.C.
815 W. Main St.
Oklahoma City, OK 73106
PH: (405) 232-7715



PB ADDITION

FLOOD AVENUE & HIGHLAND PARKWAY
NORMAN, OKLAHOMA



PROJECT: H0134460
DATE: 10/24/12
SCALE: 1" = 40'
DRAWN BY: JLD
CHECKED BY: L. McCall
P.E. NUMBER: 13418

PRELIMINARY PLAT

SHEET NO.
1 of 1