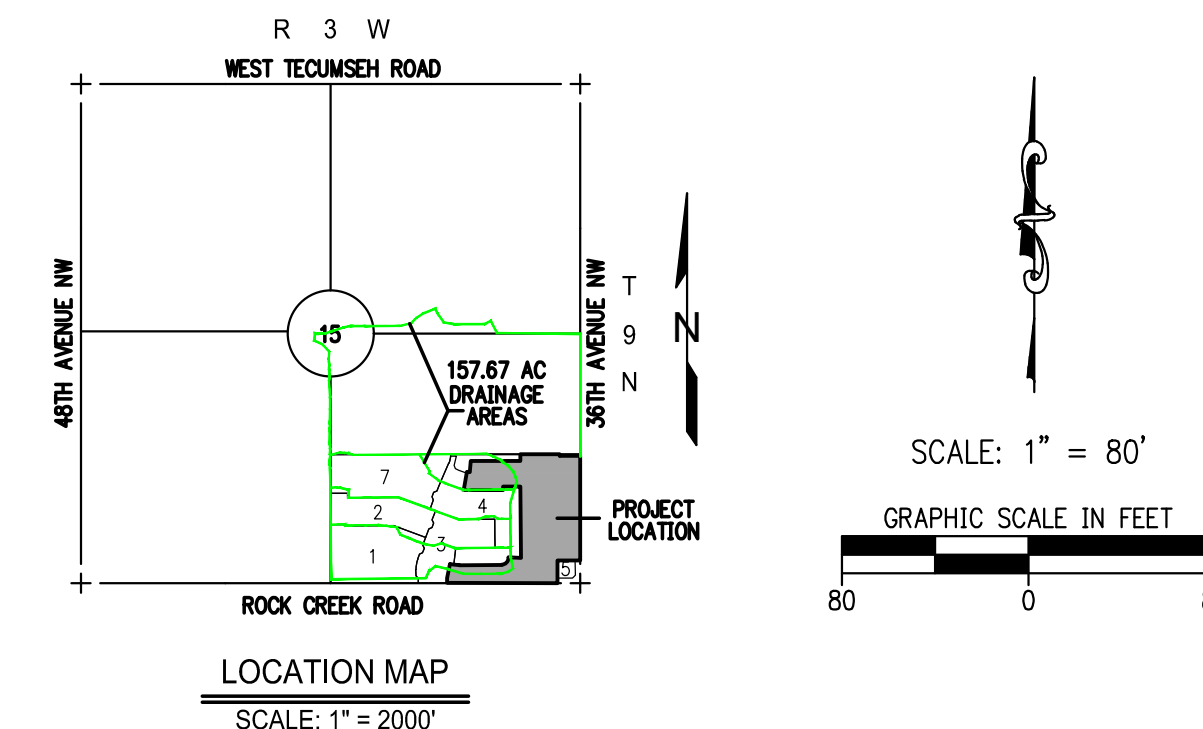
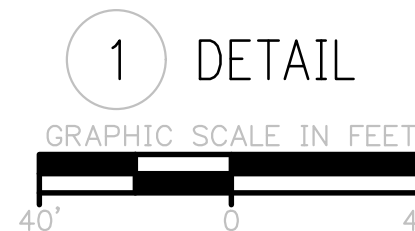
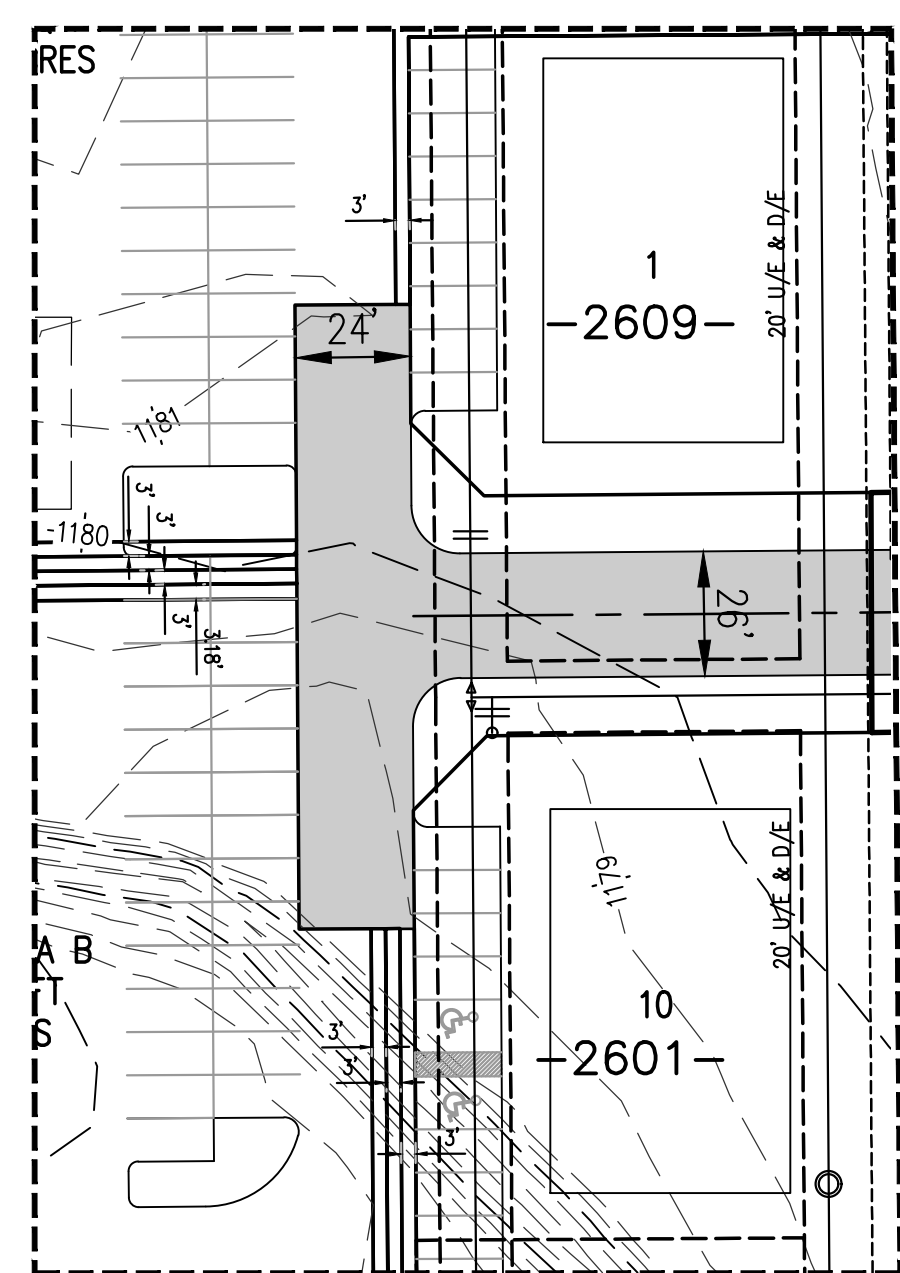


PRELIMINARY PLAT  
OF  
**WARWICK ADDITION**

A PART OF THE SE/4 OF SECTION 15, T9N, R3W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



- UTILITIES**
- 1 PROPOSED 8" W/L
  - 2 PROPOSED 6" W/L
  - 3 PROPOSED BOX CULVERT
  - 4 PLUGGED WELL, NAILON #1, PLUGGED: 1/22/93, NORTHING: 2119021.0907, EASTING: 698233.6121
  - 5 FUTURE STREET WIDENING
  - 6 EXISTING 10" WIDE FLUME
  - 7 PROPOSED 12" W/L
  - 8 PROPOSED 8" SS
  - 9 EXISTING 8" SS



- NOTES**
- ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS.
  - 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 WARWICK ADDITION. HOWEVER, IN 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.
  - SIDEWALK REQUIRED ADJACENT TO 36TH AVENUE NW.
  - SIDEWALK REQUIRED ANNALANE DRIVE, MAHOGANY RUN AND MCCRANOR COURT.
  - SUBJECT TO 36TH NORTHWEST SEWER PAYBACK
  - THE DISTANCE BETWEEN THE FDC AND THE NEAREST FIRE HYDRANT SHALL BE LIMITED BASED UPON INSTALLATION LOCATION.
  - THE DEVELOPER WILL BE RESPONSIBLE FOR DEVELOPER'S APPLICABLE PORTION OF A NORTHBOUND LEFT TURN LANE AT THE INTERSECTION OF BART CONNER DRIVE AND MCCRANOR COURT AS RECOMMENDED BY THE TRAFFIC IMPACT ANALYSIS PERFORMED BY TRAFFIC ENGINEERING CONSULTANTS AND DATED JUNE 6, 2017. THE LEFT TURN LANE WILL HAVE A STORAGE LENGTH OF 150 FEET WITH A 100 FEET TAPER AND WILL BE REQUIRED WITH THE PERTINENT FINAL PLAT. IN THE EVENT THAT A CITY, STATE OR FEDERAL FUNDED PROJECT IS INITIATED PRIOR TO DEVELOPMENT, THE DEVELOPER WILL BE RELEASED FROM THIS RESPONSIBILITY OR MAY BE PERMITTED TO PARTICIPATE THROUGH A PRORATED FEE PAYMENT.

**LEGAL DESCRIPTION**

A tract of land situate within the Southeast Quarter (SE/4) of Section Fifteen (15), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast corner of said SE/4; thence

S89°38'06"W along the South line of said SE/4 a distance of 1432.89 feet; thence

N00°21'45"W a distance of 50.00 feet; thence

N12°33'06"E a distance of 149.60 feet to a point on a non-tangent curve to the left; thence

96.03 feet along the arc of said curve having a radius of 425.00 feet, subtended by a chord of 95.83 feet which bears S83°55'12"E; thence

N89°40'05"E a distance of 441.81 feet to a point on a non-tangent curve to the left; thence

113.34 feet along the arc of said curve having a radius of 71.97 feet, subtended by a chord of 101.98 feet which bears N44°34'54"E; thence

N00°26'20"W a distance of 8.20 feet; thence

S85°50'01"E a distance of 130.42 feet; thence

N00°26'20"W a distance of 745.00 feet; thence

S89°40'05"W a distance of 180.00 feet; thence

S00°26'20"E a distance of 35.07 feet; thence

S89°40'05"W a distance of 409.70 feet; thence

N09°00'40"E a distance of 192.77 feet to a point on a non-tangent curve to the left; thence

1.54 feet along the arc of said curve having a radius of 275.00 feet, subtended by a chord of 1.54 feet which bears S84°31'37"E; thence

S84°41'17"E a distance of 30.00 feet; thence

N05°11'43"E a distance of 118.29 feet; thence

N89°37'56"E a distance of 515.67 feet; thence

N00°27'53"W a distance of 51.13 feet; thence

N89°37'44"E a distance of 658.53 feet to a point on the East line of said SE/4; thence

S00°28'43"E along said East line a distance of 1321.18 feet to the POINT OF BEGINNING.

Said tract contains 1,185,987 Sq Ft or 27.227 Acres, more or less.

LESS & EXCEPT

WARWICK ADDITION SECTION 5, according to the recorded plat thereof, recorded in Book PL 18, Page 24.

Said tract containing 33,811 Sq Ft or 0.776 Acres, more or less.

Total tract containing 1,152,176 Sq Ft or 26.450 Acres, more or less.

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	30.00'	S84° 41' 17"E

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	96.03'	425.00'	012°56'47"	S83° 55' 12"E	95.83'
C2	113.34'	71.97'	090°13'38"	N44° 34' 54"E	101.98'
C3	1.54'	275.00'	000°19'17"	S84° 31' 37"E	1.54'

**LEGEND**

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

**LOT COUNT:**

SINGLE-FAMILY RESIDENTIAL	20 LOTS
SINGLE-FAMILY RESIDENTIAL RESIDENTIAL DENSITY	6.34 ACRES
MULTI-FAMILY	0 (DU/AC.) - 0 (AC./DU)
MULTI-FAMILY COMMERCIAL	0 LOTS
MULTI-FAMILY COMMERCIAL	0 ACRES
COMMERCIAL	13 LOT
COMMERCIAL	13.27 ACRES

**COMMON AREAS:**

C/A 1	0.84 ACRES
C/A 2	0.57 ACRES
C/A 3	0.91 ACRES
C/A 4	3.69 ACRES
C/A 5	0.65 ACRES
<b>TOTAL C/A (SITE)</b>	<b>6.66 ACRES</b>

**PROJECT OWNER AND DEVELOPER:**  
HERITAGE FINE HOMES INVESTMENTS, INC.  
770 W. ROCK CREEK ROAD, SUITE 103  
NORMAN, OK 73069

**PH:** 405.364.3225  
**FAX:** 405.364.3935

**BENCHMARK:**  
FOUND CUT "X" AT THE SOUTHEAST CORNER OF THE SOUTHEAST CORNER, SECTION 15, T9N, R3W, I.M.

**NORTHING:** 696,966.71  
**EASTING:** 2,119,511.69  
**ELEV:** 1173.74 (NAVD 88)

**PRELIMINARY PLAT TO SERVE WARWICK ADDITION**

300 Points Parkway Blvd.  
Tulsa, Oklahoma 74399

**Crafton Tull**  
architecture | engineering | surveying  
405.787.6270 | 405.787.6271  
www.craftontull.com

**SHEET NO.:** 1 of 1  
**DATE:** 10/03/17  
**PROJECT NO.:** 16611700

CERTIFICATE OF AUTHORIZATION: CA 973-FRESH EXPIRES 6/30/2018

DRAWING 6/11/17P\_WARWICK ADDITION PRELIMINARY PLAT TO SERVE WARWICK ADDITION