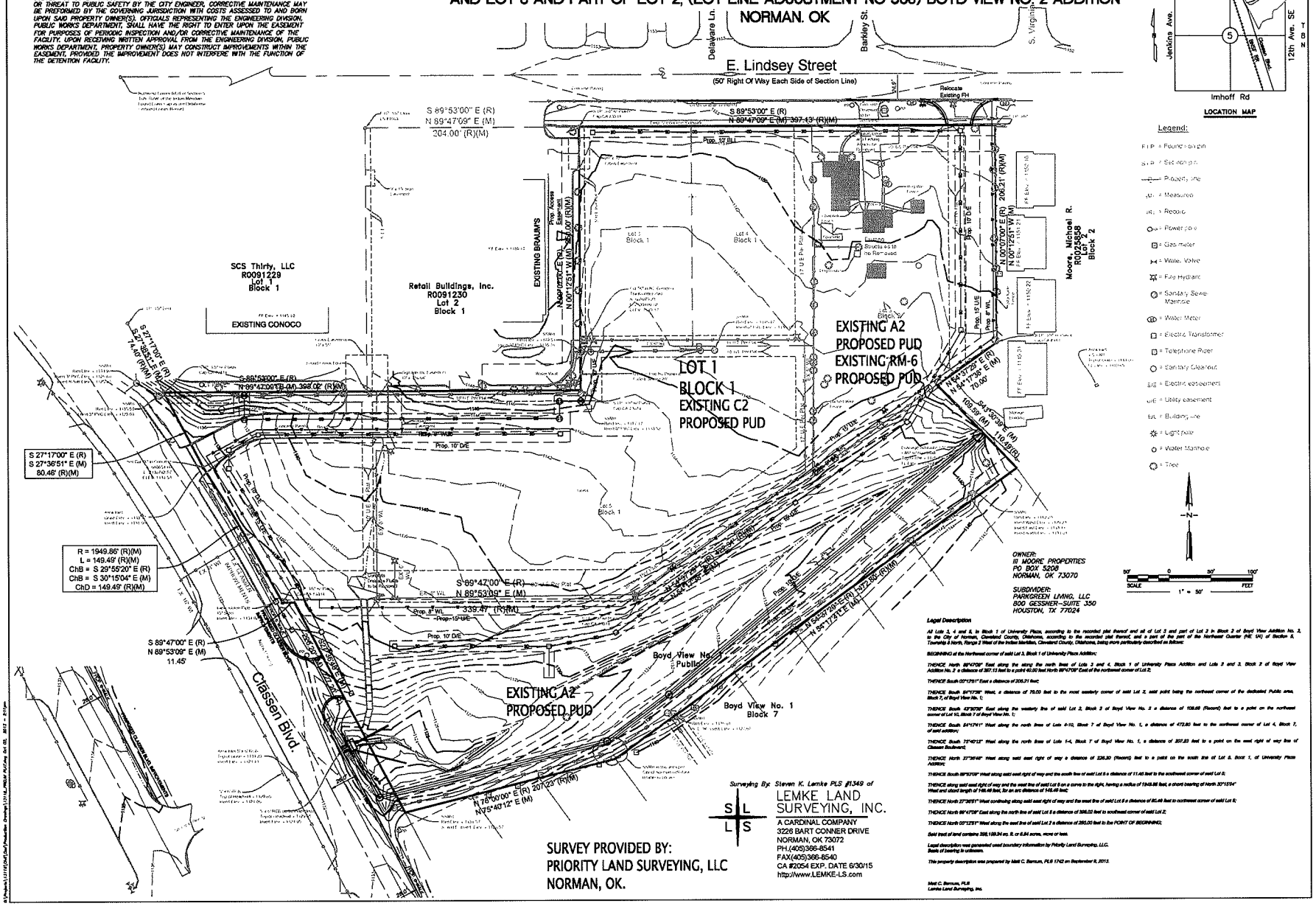
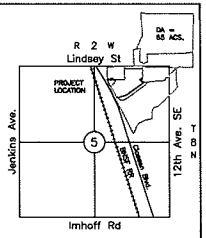
PRELIMINARY PLAT FOR
THE MILLENNIUM ADDITION, PLANNED UNIT DEVELOPMENT
A REPLAT OF LOTS 3, 4 AND 5 OF BLOCK 1, UNIVERSITY PLAZA ADDITION
AND LOT 3 AND PART OF LOT 2, (LOT LINE ADJUSTMENT NO 563) BOYD VIEW NO. 2 ADDITION
NORMAN. OK

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 PREFORMED 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.





LOCATION MAP

OWNER:
III MOORE PROPERTIES
PO BOX 5208
NORMAN, OK 73070

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

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 in Block 2 of Boyd View Addition No. 2, in the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof, and a part of the part of the Northeast Quarter (NE. 1/4) of Section 8, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 3, Block 1 of University Plaza Addition;

THENCE North 89°47'09" East along the along the north lines of Lots 3 and 4, Block 1 of University Plaza Addition and Lots 3 and 3, Block 2 of Boyd View Addition No. 2, a distance of 397.13 feet to a point 40.00 feet North 89°47'09" East of the northeast corner of Lot 2;

THENCE South 00°12'51" East a distance of 208.21 feet;

THENCE South 64°17'36" West, a distance of 70.00 feet to the most westerly corner of said Lot 2, said point being the northwest corner of the dedicated Public area, Block 7, of Boyd View No. 1;

THENCE South 43°50'38" East along the westerly line of said Lot 2, Block 2 of Boyd View No. 2 a distance of 109.59 (Record) feet to a point on the northwest corner of Lot 10, Block 7 of Boyd View No. 1;

THENCE South 64°17'41" West along the north lines of Lots 6-10, Block 7 of Boyd View No. 1, a distance of 472.80 feet to the northwest corner of Lot 4, Block 7, of said addition;

THENCE South 75°40'12" West along the north lines of Lots 1-4, Block 7 of Boyd View No. 1, a distance of 207.23 feet to a point on the west right of way line of Classen Boulevard;

THENCE North 27°36'48" West along said east right of way a distance of 226.30 (Record) feet to a point on the south line of Lot 5, Block 1, of University Plaza Addition;

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

THENCE along said east right of way and the west line of said Lot 5 on a curve to the right, having a radius of 1949.86 feet, a chord bearing of North 30°15'04" West and chord length of 149.49 feet, for an arc distance of 149.49 feet;

THENCE North 27°36'51" West continuing along said east right of way and the west line of said Lot 5 a distance of 80.46 feet to northwest corner of said Lot 5;

THENCE North 89°47'09" East along the north line of said Lot 5 a distance of 398.02 feet to southwest corner of said Lot 2;

THENCE North 00°12'51" West along the west line of said Lot 2 a distance of 250.00 feet to the POINT OF BEGINNING;

Said tract of land contains 208,169.94 sq. ft. or 6.84 acres, more or less.

Legal description was generated used boundary information by Priority Land Surveying, LLC.
Basis of bearing is unknown.

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

Matt C. Benson, PLS
Lemke Land Surveying, Inc.

Surveying By: Steven K. Lemke PLS #1349 of
LEMKE LAND SURVEYING, INC.
A CARDINAL COMPANY
3226 BART CONNER DRIVE
NORMAN, OK 73072
PH.(405)366-8541
FAX(405)366-8540
CA #2054 EXP. DATE 6/30/15
http://www.LEMKE-LS.com

SURVEY PROVIDED BY:
PRIORITY LAND SURVEYING, LLC
NORMAN, OK.

REVISIONS

No.	Description	Date

KEY PLAN

SIGNATURE/SEAL

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, NORMAN, OK

LOCATION
E. LINDSEY
NORMAN, OK

PREPARED FOR
PARKGREEN LIVING, LLC
HOUSTON, TX

DRAWING TITLE
PRELIMINARY PLAT

Project No.	13116
Drawn by	BNH
Checked by	EOR
Date	September 27, 2013
Scale	1"=40'
Issued for	REVIEW
Drawing No.	PP01

CARDINAL ENGINEERING
1016 N. Broadway Ave., Suite 300
Oklahoma City, OK 73102
Phone 405.842.1066
Fax 405.843.4687

3226 Bart Conner Drive
Norman, OK 73072
Phone 405.579.0655
Fax 405.366.8540

http://www.cardinalengineers.com
CA # 2054, expiration date 06.30.2015