

PRELIMINARY PLAT

HALLBROOKE ADDITION

A PART OF THE N. 1/2, SECTION 21, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

Block 100 of said plat is a part of the N.E. 1/4, Section 21, T9N, R2W, of the 10th Meridian, Western. CLEVELAND COUNTY, OKLAHOMA, more particularly as shown in Exhibit A.

COMMENCE at the Northwest corner of said N.E. 1/4, Section 21, T9N, R2W, of the 10th Meridian, Western, of 1/4 of a mile in length to the Point of BEGINNING.

THENCE South 07°14' East a distance of 103.00 feet to a point on the West line of the 1/4 section, S.E. 1/4, Section 21, T9N, R2W, of the 10th Meridian, Western, of 1/4 of a mile in length; THENCE South 07°14' East along said West line of the 1/4 section, S.E. 1/4, Section 21, T9N, R2W, of the 10th Meridian, Western, of 1/4 of a mile in length to a point on the East line of the 1/4 section, S.E. 1/4, Section 21, T9N, R2W, of the 10th Meridian, Western, of 1/4 of a mile in length; THENCE South 07°14' East along said East line of the 1/4 section, S.E. 1/4, Section 21, T9N, R2W, of the 10th Meridian, Western, of 1/4 of a mile in length to a point on the North line of the 1/4 section, S.E. 1/4, Section 21, T9N, R2W, of the 10th Meridian, Western, of 1/4 of a mile in length; THENCE South 07°14' East along said North line of the 1/4 section, S.E. 1/4, Section 21, T9N, R2W, of the 10th Meridian, Western, of 1/4 of a mile in length to a point on the West line of the 1/4 section, S.E. 1/4, Section 21, T9N, R2W, of the 10th Meridian, Western, of 1/4 of a mile in length; THENCE South 07°14' East along said West line of the 1/4 section, S.E. 1/4, Section 21, T9N, R2W, of the 10th Meridian, Western, of 1/4 of a mile in length to the Point of BEGINNING.

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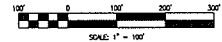
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Block	Area (Acres)	Owner	Remarks
100	10.00	HALLBROOKE DEVELOPMENT GROUP	
101	10.00	HALLBROOKE DEVELOPMENT GROUP	
102	10.00	HALLBROOKE DEVELOPMENT GROUP	
103	10.00	HALLBROOKE DEVELOPMENT GROUP	
104	10.00	HALLBROOKE DEVELOPMENT GROUP	

STORM DRAINAGE DETENTION FACILITY EASEMENT

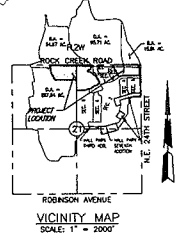
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROMOTE DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS SHOWN BY THE CITY ENGINEER. MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE EVENT OF UNDESIRABLE CONDITIONS. A MAINTENANCE FUND SHALL BE COLLECTED OR SUBJECT TO OTHER LAWS, ORDINANCES AND REGULATIONS TO BE ADOPTED BY THE CITY ENGINEER WITHIN THE CITY ENGINEER'S COMPETENT JURISDICTION. SUCH FUND SHALL BE USED TO PAY THE COSTS OF MAINTENANCE, ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIAL REPRESENTATIVE OF THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF INSPECTING, REPAIRING AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. SPONSORING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTITUTE IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



NOTES:

1. ALL SEWERLINES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ZONING IS PLD-2 AND R-1.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
5. ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
6. PIPE INTERFITS WILL BE LOCATED AND RETICULATED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.

LOT COUNT
 30 LOTS IN R-1
 52 LOTS IN PLD



OWNER/DEVELOPER:
 HALLBROOKE DEVELOPMENT GROUP
 1702 W. MAIN, SUITE 114
 NORMAN, OKLAHOMA 73072
 PH: (405) 259-9507

DESIGNED BY:
 SMC CONSULTING ENGINEERS, P.C.
 815 N. MAIN
 OKLAHOMA CITY, OK 73106
 PH: (405) 232-7715

PRELIMINARY PLAT
 HALLBROOKE ADDITION
 ROCK CREEK ROAD & 24th AVE. N.E.
 NORMAN, OKLAHOMA

SMC CONSULTING ENGINEERS, P.C.
 815 N. MAIN - SUITE 114
 OKLAHOMA CITY, OK 73106
 PH: (405) 232-7715 FAX: (405) 232-7869
 CORPORATION OF ALABAMA, REG. NO. 484 EXP. 8/29/2019

DATE: 10-17-21 SCALE: 1" = 100' SHEET NO: 1

DRAWN BY: SA
 PROJECT NO: 18100
 ENGINEER: TIM L. MCGALLER, P.E. #13418

