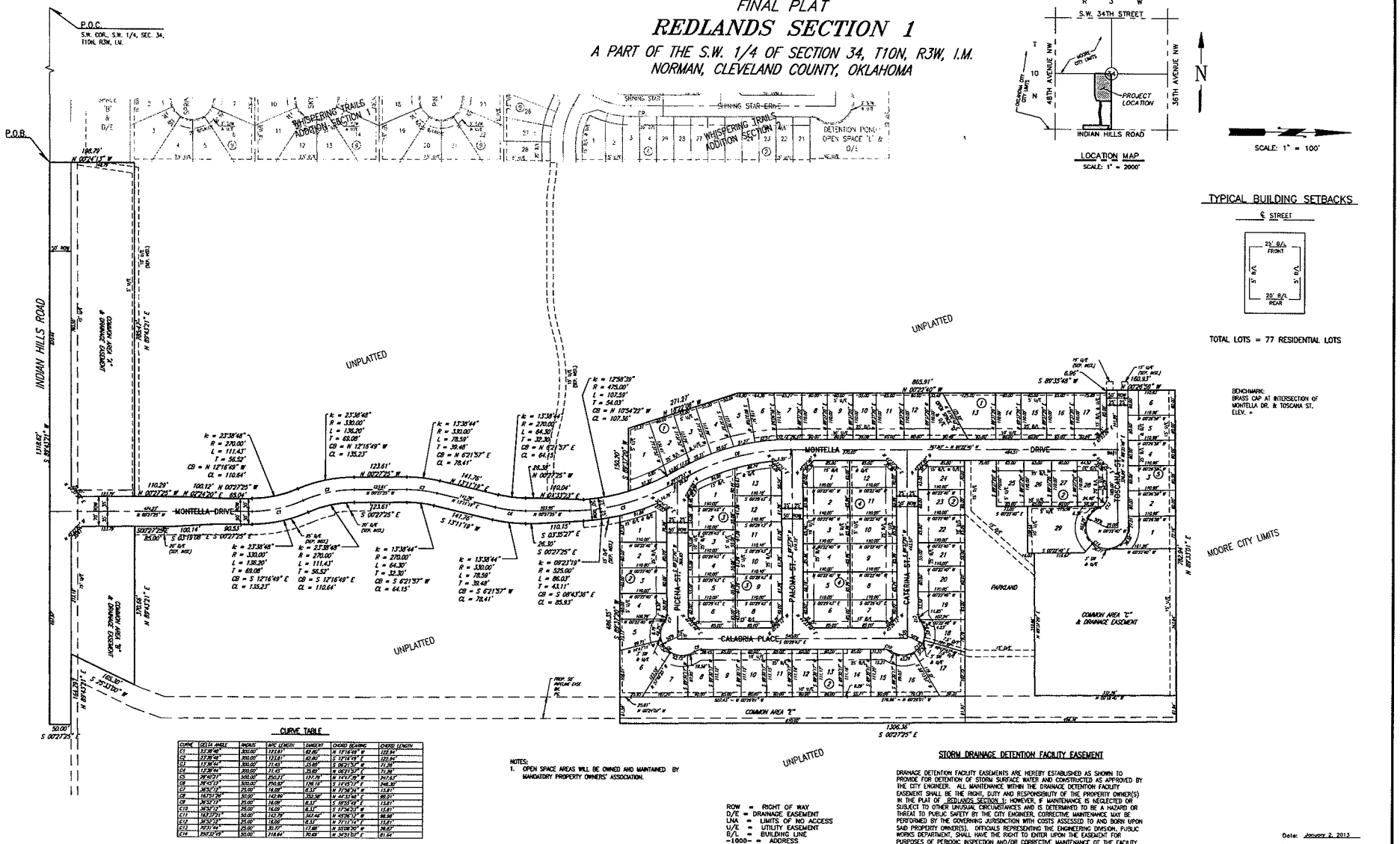
FINAL PLAT
REDLANDS SECTION 1
A PART OF THE S.W. 1/4 OF SECTION 34, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1" = 100'

TYPICAL BUILDING SETBACKS

TOTAL LOTS = 77 RESIDENTIAL LOTS

BENCHMARK:
BRASS CAP AT INTERSECTION OF MONTELLA DR. & TOSCANA ST.
ELEV. =

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	23°38'48"	330.00'	136.20'	69.00'	N 12°16'49" W	135.24'
C2	23°38'48"	270.00'	111.43'	56.52'	S 12°16'49" E	110.64'
C3	13°38'44"	330.00'	78.59'	39.48'	N 6°21'57" W	78.41'
C4	13°38'44"	270.00'	64.30'	32.30'	N 6°21'57" E	64.15'
C5	89°40'27"	500.00'	390.77'	244.58'	N 74°47'38" W	352.42'
C6	29°40'27"	500.00'	258.93'	132.15'	S 14°52'57" E	256.00'
C7	90°00'00"	25.00'	39.27'	25.00'	N 72°58'24" W	35.36'
C8	180°00'00"	50.00'	157.08'	50.00'	N 44°31'46" E	100.00'
C9	90°00'00"	25.00'	39.27'	25.00'	S 16°55'49" E	35.36'
C10	90°00'00"	25.00'	39.27'	25.00'	S 17°04'03" W	35.36'
C11	180°00'00"	50.00'	157.08'	50.00'	N 45°28'13" W	100.00'
C12	90°00'00"	25.00'	39.27'	25.00'	N 71°11'14" E	35.36'
C13	90°00'00"	25.00'	39.27'	25.00'	N 18°48'46" W	35.36'
C14	250°32'49"	50.00'	218.64'	70.69'	N 34°51'57" E	81.64'

NOTES:
1. OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.

ROW = RIGHT OF WAY
D/E = DRAINAGE EASEMENT
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
-1000- = ADDRESS

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 REDLANDS SECTION 1; 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 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.

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

Date: January 2, 2013

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