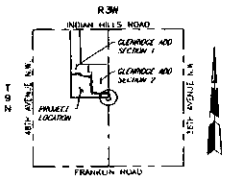
FINAL PLAT

GLENRIDGE ADDITION SECTION 3

A PLANNED UNIT DEVELOPMENT

A PART OF THE N.W. 1/4 OF SECTION 3, T9N, R3W, I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA



VICINITY MAP

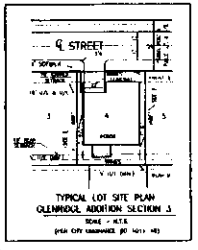
SCALE: 1" = 2000'

SCALE: 1" = 60'

THE BEARING OF S 89°43'17" W ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3 PER THE CITY OF NORMAN G.I.S. DATUM WAS USED AS THE BASIS OF BEARING FOR THIS PLAT

TOTAL LOTS = 57

BENCHMARK:

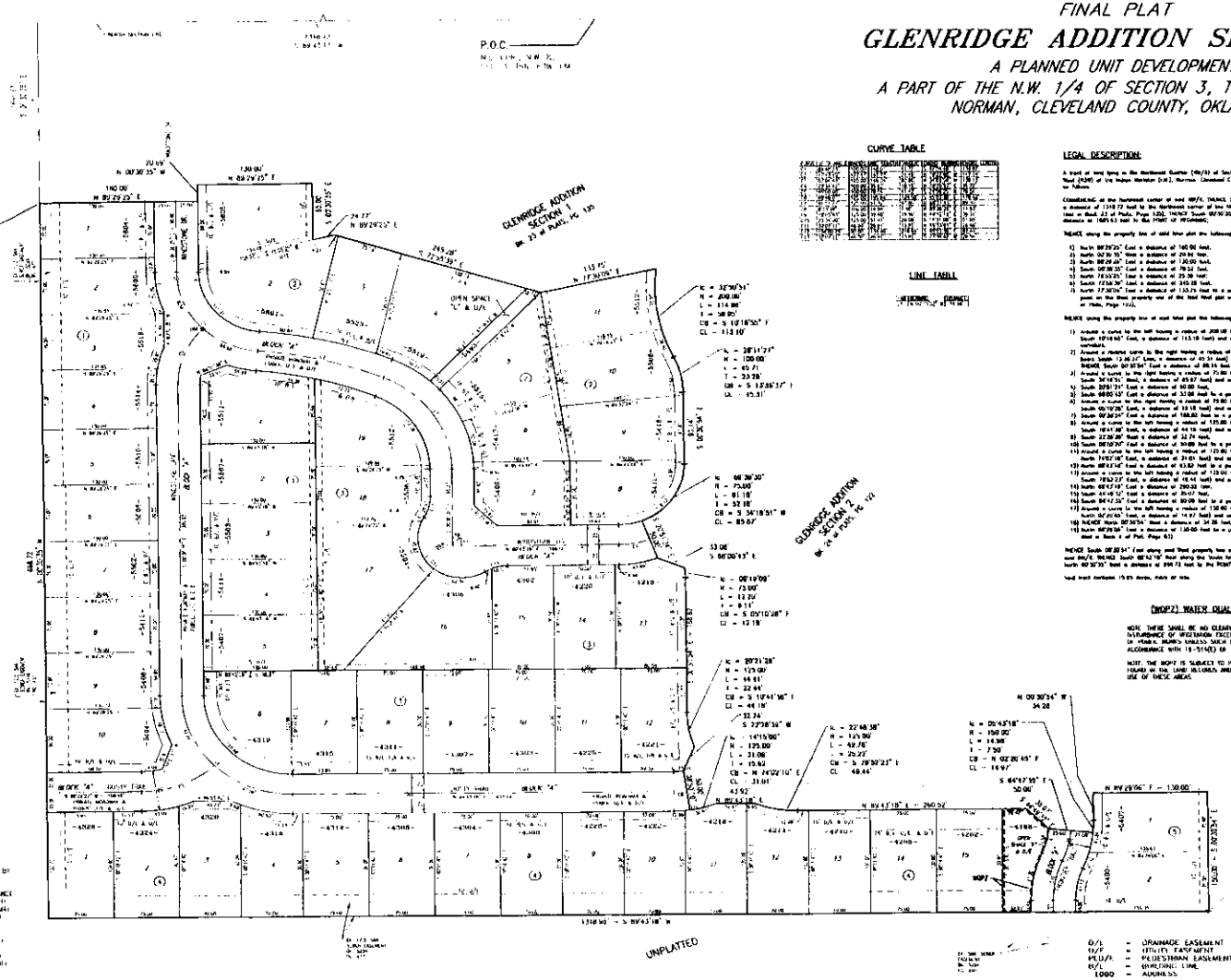


NOTES:

1. OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION
2. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED AS A PART OF THIS PLAT UNLESS OTHERWISE NOTED
3. BLOCK "A" IS A PRIVATE ROADWAY AND PUBLIC UTILITY & DRAINAGE EASEMENT.
4. SET 1/2" I.P. W/ CA 6515 CAP AT ALL PROPERTY CORNERS

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 OWNERS ASSOCIATION OF THE PLAT OF GLENRIDGE ADDITION SECTION 3. HOWEVER IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY OF THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CITY WORK CREW WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS RESPONSIBLE FOR THE 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 HOLDING SUCH APPROVAL FROM THE PUBLIC WORKS DEPARTMENT. PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY



CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	400.00'	S 11°18'50" E	113.10'	114.00'
C2	100.00'	S 13°26'37" E	65.31'	66.71'
C3	75.00'	S 34°18'51" W	85.89'	89.87'
C4	125.00'	S 05°10'28" E	12.19'	12.24'
C5	125.00'	N 24°22'10" E	31.01'	31.07'
C6	150.00'	N 02°20'45" E	14.97'	14.99'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°30'34" E	34.28'
L2	S 27°38'36" W	43.92'
L3	S 89°43'17" W	50.00'

LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter (NW/4) of Section Three (3), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma and being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; THENCE South 89°43'17" East along the North line of said NW/4 a distance of 1318.72 feet to the Northwest corner of the final plat of GLENRIDGE ADDITION SECTION 1 (as filed in Book 20 of Plats, Page 135); THENCE South 00°30'34" East along the West property line of said Plat and a distance of 1685.43 feet to the POINT OF BEGINNING;

THENCE along the property line of said final plat the following seven (7) courses:

1) North 89°29'25" East a distance of 140.00 feet;
2) North 00°30'35" West a distance of 24.91 feet;
3) North 89°29'25" East a distance of 130.00 feet;
4) South 00°30'35" East a distance of 79.24 feet;
5) South 89°29'25" West a distance of 23.38 feet;
6) South 12°56'39" East a distance of 240.28 feet;
7) S 77°30'21" East a distance of 133.73 feet to a point on a non-tangent curve, said point also being a point on the West property line of the final plat of GLENRIDGE ADDITION SECTION 2 (as filed in Book 24 of Plats, Page 172);

THENCE along the property line of said final plat the following nineteen (19) courses:

1) Around a curve to the left having a radius of 400.00 feet (said curve subtended by a chord which bears South 11°18'50" East, a distance of 113.10 feet) and an arc length of 114.00 feet to a point of reverse curvature;
2) Around a reverse curve to the right having a radius of 100.00 feet (said curve subtended by a chord which bears South 13°26'37" East, a distance of 65.31 feet) and an arc length of 65.71 feet;
3) THENCE South 00°30'34" East a distance of 88.16 feet to a point of curvature;
4) Around a curve to the right having a radius of 75.00 feet (said curve subtended by a chord which bears South 34°18'51" West, a distance of 85.89 feet) and an arc length of 91.18 feet;
5) South 32°51'51" West a distance of 90.00 feet;
6) South 89°43'17" East a distance of 53.08 feet to a point on a non-tangent curve;
7) Around a curve to the right having a radius of 75.00 feet (said curve subtended by a chord which bears South 05°10'28" East, a distance of 12.19 feet) and an arc length of 12.24 feet;
8) South 89°43'17" East a distance of 168.00 feet to a point of curvature;
9) Around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 24°22'10" East, a distance of 44.16 feet) and an arc length of 44.41 feet;
10) South 22°08'28" West a distance of 32.74 feet;
11) South 06°08'24" East a distance of 50.88 feet to a point on a non-tangent curve;
12) Around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 74°07'16" East, a distance of 31.01 feet) and an arc length of 31.08 feet;
13) North 66°43'16" East a distance of 63.52 feet to a point on a non-tangent curve;
14) Around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears South 78°53'23" East, a distance of 16.14 feet) and an arc length of 16.16 feet;
15) North 86°43'18" East a distance of 260.32 feet;
16) South 44°16'42" East a distance of 35.47 feet;
17) South 86°43'18" East a distance of 80.00 feet to a point on a non-tangent curve;
18) Around a curve to the left having a radius of 150.00 feet (said curve subtended by a chord which bears North 24°20'45" West, a distance of 14.97 feet) and an arc length of 14.99 feet;
19) THENCE North 00°30'34" West a distance of 34.28 feet;
20) North 89°29'06" East a distance of 130.00 feet to a point on the West property line of MARLATT ADDITION (as filed in Book 4 of Plat, Page 47);

THENCE South 00°30'34" East along said West property line a distance of 1320.00 feet to the Southwest corner of said NW/4; THENCE South 89°43'18" West along the South line of said NW/4 a distance of 1318.90 feet; THENCE North 00°30'34" West a distance of 1319.72 feet to the POINT OF BEGINNING.

Said tract contains 19.85 acres, more or less.

(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-5514(E) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
P.U.D/E = PEDESTRIAN EASEMENT
B/L = BUILDING LINE
1000 = ADDRESS

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

Date Sept 17, 2021

SMC CONSULTING ENGINEERS, P.C.
815 W Main Street
Oklahoma City, Ok 73106
Ph.(405) 232-7715
Oklahoma Cert.# Exp. 6-30-2021

GLENRIDGE ADDITION SECTION 3
A PLANNED UNIT DEVELOPMENT
FINAL PLAT Sheet 2 of 2