FINAL PLAT

BELLATONA ADDITION SECTION 1

A PART OF THE S.W. 1/4, SECTION 2, T8N, R2W, I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM DRAINAGE. BUILT 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 IN THE PLAT OF BELLATONA ADDITION 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 CONTRACTING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS ASSOCIATION. 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 OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THAT IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

Book 2014 4
Beg/Pg: Rec 24 170-171
Fr: Recd 30-2014
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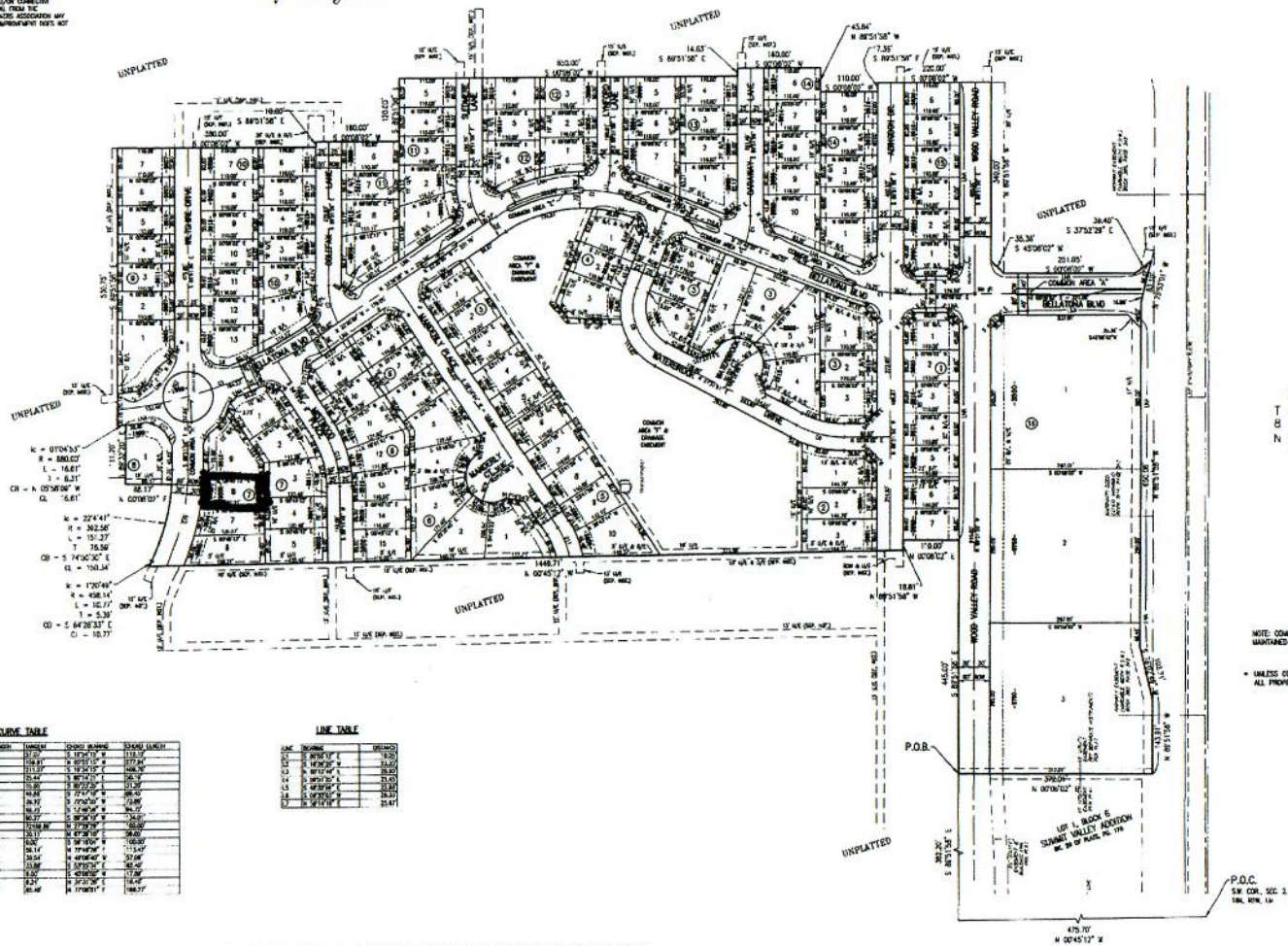
Cleveland County, OK

#44
STATE OF OKLAHOMA
COUNTY OF CLEVELAND
FILED FOR RECORD
March 5, 16 - 3:30:00PM
BOOK 34 PAGE 124-124
By: [signature] County



THE BEARING OF N 00°45'13" W ON THE WEST LINE OF SECTION 2 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

116 SINGLE FAMILY RESIDENTIAL LOTS

3 COMMERCIAL LOTS

LOCATION MAP
SCALE: 1" = 2000'

NOTE: COMMON AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.

* UNLESS OTHERWISE NOTED, LP's W/ C.A. 6333 CAPS WERE SET AT ALL PROPERTY CORNERS.

BENCHMARK: BRASS CAP AT INTERSECTION OF WOOD VALLEY RD. & BELLATONA BLVD.
ELEV. = 1159.15

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

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	21°30'27"	330.00'	123.79'	62.60'	S 10°34'15" W	123.12'
C2	30°11'09"	520.00'	274.09'	140.31'	S 02°51'17" E	270.94'
C3	27°53'07"	830.00'	403.97'	205.57'	S 13°34'15" E	400.10'
C4	12°14'04"	1300.00'	277.78'	139.44'	S 06°14'15" E	277.31'
C5	6°30'14"	1300.00'	147.57'	73.89'	S 00°22'25" E	147.49'
C6	24°41'10"	1300.00'	560.00'	284.57'	S 12°41'19" W	555.57'
C7	28°30'10"	1300.00'	646.67'	329.97'	S 27°06'24" W	639.97'
C8	11°13'18"	1300.00'	254.67'	127.73'	S 12°06'06" W	254.27'
C9	84°06'28"	1300.00'	1909.00'	1174.00'	S 39°38'19" W	1741.00'
C10	180°00'00"	50.00'	157.08'	50.00'	S 37°28'39" W	100.00'
C11	22°42'11"	1150.00'	455.64'	230.51'	S 47°28'15" W	452.69'
C12	180°00'00"	50.00'	157.08'	50.00'	S 58°18'00" W	100.00'
C13	37°06'44"	1900.00'	1230.00'	638.14'	S 77°46'06" W	1208.43'
C14	41°47'57"	80.00'	58.34'	30.54'	S 40°54'40" W	57.06'
C15	49°54'20"	80.00'	69.70'	37.58'	S 03°25'31" E	67.52'
C16	12°30'18"	80.00'	17.45'	8.77'	S 43°08'08" W	17.41'
C17	17°10'13"	80.00'	24.12'	12.21'	N 31°31'39" W	24.02'
C18	317°17'04"	472.00'	2611.81'	40.48'	N 17°08'31" E	1866.37'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 80°00'13" E	18.00'
L2	S 10°06'25" W	24.60'
L3	N 80°12'44" W	28.60'
L4	S 38°01'30" E	21.43'
L5	S 40°28'54" W	23.93'
L6	S 06°55'16" W	28.30'
L7	N 38°01'30" W	25.47'

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

Date: December 15, 2015

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BELLATONA ADDITION SECTION 1
FINAL PLAT
SHEET 2 OF 2