

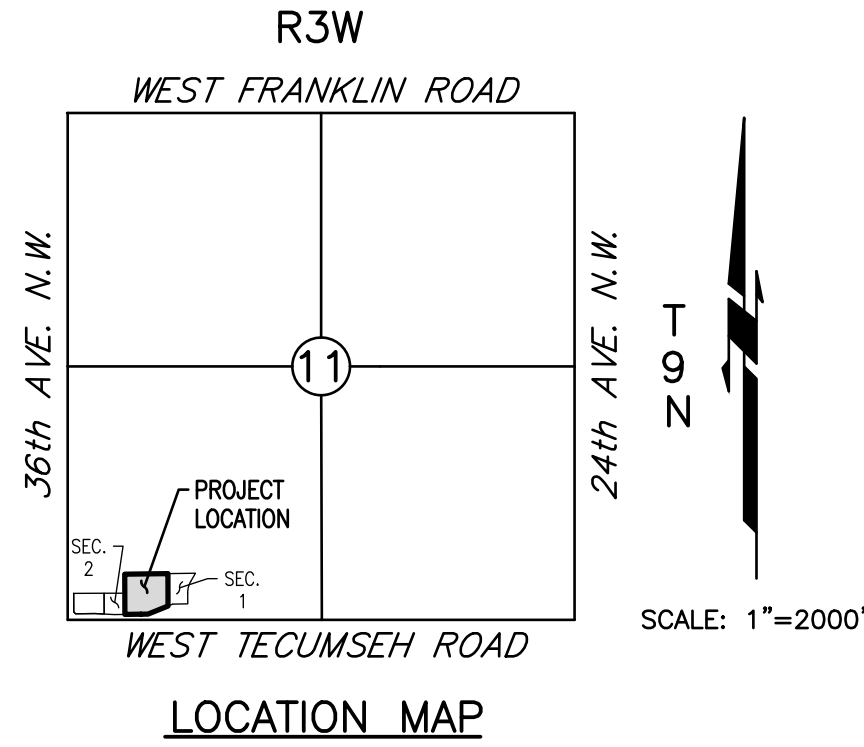
STORM DRAINAGE DETENTION FACILITY EASEMENT

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 CARROLL FARM 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 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.

FINAL PLAT  
CARROLL FARM ADDITION SECTION 3  
A PLANNED UNIT DEVELOPMENT  
A PART OF THE S.W. QUARTER OF SECTION 11, T9N, R3W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



SCALE: 1" = 60'



TOTAL LOTS  
2 LOTS

LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter of Section 11, Township 9 North, Range 3 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter; THENCE North 89°13'49" East along the south line of said Southwest Quarter a distance of 596.21 feet; THENCE North 00°46'11" West perpendicular to the south line of said Southwest Quarter distance of 49.21 feet to the POINT OF BEGINNING;

THENCE North 00°11'51" West, parallel to the west line of said Southwest Quarter, a distance of 419.32 feet; THENCE North 89°15'12" East a distance of 450.02 feet; THENCE South 00°11'51" East, parallel with the west line of said Southwest Quarter, a distance of 337.63 feet; THENCE South 67°56'51" West a distance of 224.58 feet; THENCE South 89°13'49" West, parallel with the south line of said Southwest Quarter, a distance of 241.57 feet to the POINT OF BEGINNING.

Said tract contains 180,158.60 square feet, or 4.136 acres more or less.

LINE TABLE FOR 15' UTILITY EASEMENT:

LINE	BEARING	DISTANCE
L1	N 00°11'51" W	213.56'
L2	N 89°48'09" E	24.50'
L3	S 00°11'51" E	15.00'
L4	S 89°48'09" W	9.50'
L5	S 00°11'51" E	198.41'
L6	S 89°13'49" W	15.00'

NOTES:

- THE BEARING OF NORTH 89°13'49" EAST AS SHOWN ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.
- EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.
- UNLESS NOTED OTHERWISE, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

BENCHMARKS:

SITE BENCHMARK #1: SET BRASS CAP AT N.E. CORNER OF ACCESS DRIVE ON TOP OF CURB  
ELEVATION. = 1185.49

B/L = BUILDING LINE  
D/E = DRAINAGE EASEMENT  
U/E = UTILITY EASEMENT  
-1000- = ADDRESS

Date: July 06, 2018  
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CARROLL FARM ADDITION SECTION 3  
A PLANNED UNIT DEVELOPMENT  
FINAL PLAT SHEET 2 of 3

