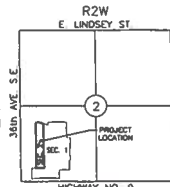


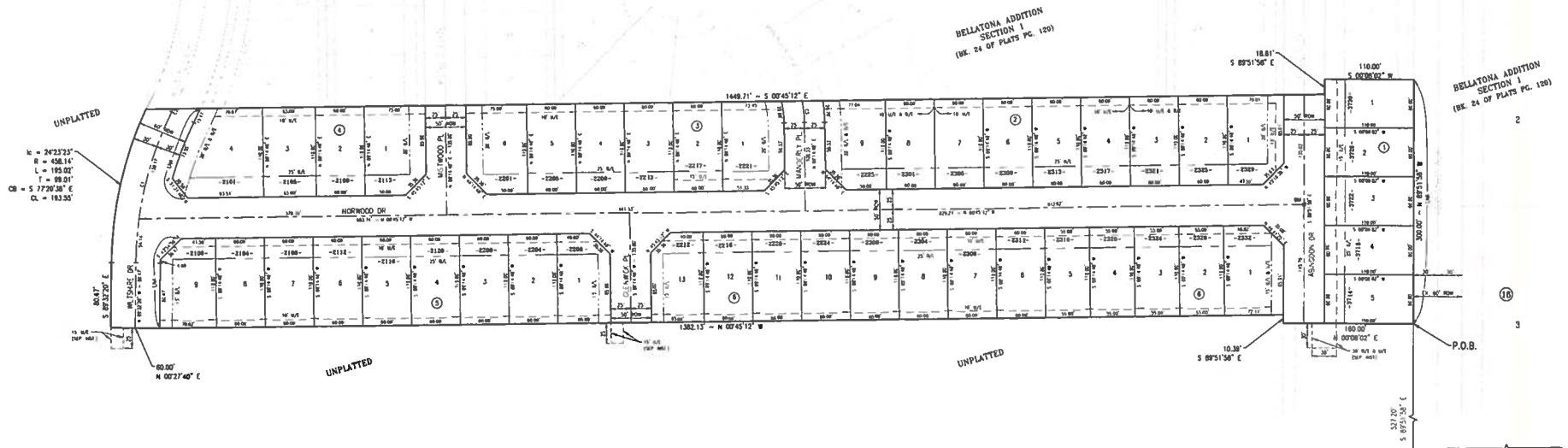
STORM DRAINAGE DETENTION FACILITY EASEMENT

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 IN THE PLAT OF BELLATONA ADDITION SECTION 2. 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, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE COVERING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING 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 RECEIVING WRITTEN 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.



HIGHWAY NO. 9
LOCATION MAP
SCALE: 1" = 2000'

FINAL PLAT **BELLATONA ADDITION SECTION 2** A PART OF THE S.W. 1/4, SECTION 2, T8N, R2W, 11M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

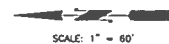
A tract of land lying in the Southwest Quarter (SW/4) of Section 2, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; THENCE North 07°45'12" West a distance of 475.70 feet; THENCE South 89°51'58" East a distance of 527.20 feet to the POINT OF BEGINNING;

THENCE North 07°08'02" East a distance of 180.00 feet;
THENCE South 89°51'58" East a distance of 18.81 feet;
THENCE North 07°45'12" West a distance of 1302.13 feet;
THENCE North 07°27'40" East a distance of 80.00 feet;
THENCE South 89°52'00" East a distance of 80.47 feet to a point of curvature;
THENCE around a curve to the right having a radius of 458.14 feet (said curve subtended by a chord which bears South 77°20'38" East, a distance of 183.55 feet) and an arc length of 185.82 feet to a point on the West property line of the final plat of BELLATONA ADDITION SECTION 1 (see Plat in Book 24 of Plats, Page 120); THENCE along the property line of said final plat the following four (4) courses:

- 1) THENCE South 07°45'12" East a distance of 1448.71 feet;
- 2) THENCE South 89°51'58" East a distance of 10.81 feet;
- 3) THENCE South 07°08'02" West a distance of 110.00 feet;
- 4) THENCE North 89°51'58" West a distance of 300.00 feet to the POINT OF BEGINNING.

Said tract contains 9.96 acres, more or less.



SCALE: 1" = 60'

THE BEARING OF N 07°45'12" W ON THE WEST LINE OF SECTION 2 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

48 SINGLE FAMILY RESIDENTIAL LOTS

CURVE TABLE

CURVE DATA	BEARING	ANGLE	CHORD	CHORD BEARING	CHORD LENGTH
1	N 07°45'12" W	180°	1448.71	N 07°45'12" W	1448.71
2	S 89°51'58" E	180°	10.81	S 89°51'58" E	10.81
3	N 07°08'02" W	180°	110.00	N 07°08'02" W	110.00
4	S 89°51'58" E	180°	300.00	S 89°51'58" E	300.00

NOTES:

1. COMMON AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.
2. UNLESS OTHERWISE NOTED, L.P.'s W/ C.A. 6333 CAPS WERE SET AT ALL PROPERTY CORNERS.

BENCHMARK (BM)

BRASS CAP AT INTERSECTION OF
NORTHWOOD DR & 11TH ST
ELEV = _____

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

Date: August 27, 2018

SHC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73108
Ph: (405) 325-7715
Oklahoma CAG484 Exp. 6-30-2019

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

BELLATONA ADDITION SECTION 2
FINAL PLAT
SHEET 2 OF 2