

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 (POND) CONSTRUCTED WITH TRAILWOODS ADDITION SECTION 11 SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF TRAILWOODS ADDITION SECTION 11. 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 GOVERNING 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.

FINAL PLAT TRAILWOODS ADDITION SECTION 11 A PLANNED UNIT DEVELOPMENT A PART OF THE S.W. 1/4, SECTION 18, T9N, R2W I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

Being a tract of land lying in the S.W. 1/4 of Section 18, T9N, R2W, of the NORMAN, CLEVELAND COUNTY, OKLAHOMA, and being more particularly described as follows:

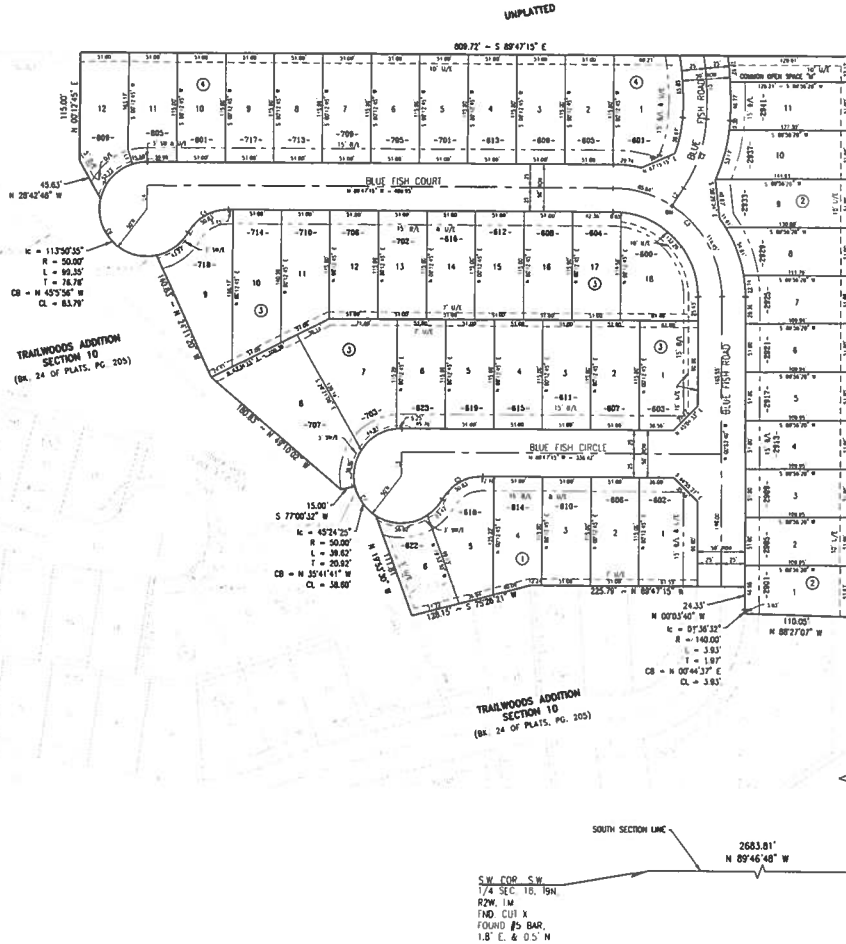
COMMENCING at the Southeast corner of said S.W. 1/4; THENCE North 07°03'45" West along the East line of said S.W. 1/4 a distance of 2041.85 feet to the POINT OF BEGINNING, and point being the Northeast corner of the Third final plat of TRAILWOODS ADDITION SECTION 10 (as filed in Book 24 of Plats, Page 205).

THENCE along the property line of said final plat the following thirteen (13) courses:

- 1) THENCE North 88°27'07" West a distance of 110.00 feet to a point on a non-tangent curve;
- 2) THENCE around a curve to the left having a radius of 140.00 feet (said curve subtended by a chord which bears North 07°44'37" East, a distance of 3.83 feet) and an arc length of 3.83 feet;
- 3) THENCE North 07°03'45" West a distance of 24.33 feet;
- 4) THENCE North 88°47'15" West a distance of 225.79 feet;
- 5) THENCE South 75°26'21" West a distance of 128.15 feet;
- 6) THENCE North 17°52'30" West a distance of 111.81 feet to a point on a non-tangent curve;
- 7) THENCE around a curve to the right having a radius of 30.00 feet (said curve subtended by a chord which bears North 35°41'41" West, a distance of 38.88 feet) and an arc length of 39.83 feet;
- 8) THENCE South 77°00'22" West a distance of 15.00 feet;
- 9) THENCE North 88°47'02" West a distance of 180.83 feet;
- 10) THENCE North 24°11'20" West a distance of 140.83 feet to a point on a non-tangent curve;
- 11) THENCE around a curve to the right having a radius of 50.00 feet (said curve subtended by a chord which bears North 45°03'56" West, a distance of 63.79 feet) and an arc length of 99.33 feet;
- 12) THENCE North 28°45'48" East a distance of 43.83 feet;
- 13) THENCE North 07°12'45" East a distance of 115.00 feet to a point on the North line of said S.W. 1/4.

THENCE South 88°47'15" East along said North line a distance of 809.72 feet to the Northeast corner of said S.W. 1/4; THENCE South 07°03'45" East along the East line of said S.W. 1/4 a distance of 500.83 feet to the POINT OF BEGINNING.

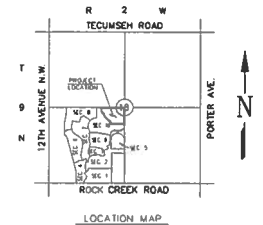
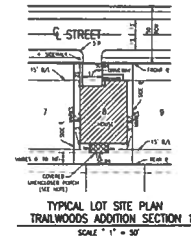
Said tract contains 8.88 acres, more or less.



SCALE: 1" = 60'
TOTAL LOTS = 47
PLAT AREA = 8.88 ACRES

- NOTES:
1. BASIS OF BEARING FOR THIS FINAL PLAT IS N 88°48'48" W AS SHOWN ON THE SOUTH LINE OF SEC. 18.
 2. COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.
 3. UNLESS OTHERWISE NOTED, L.P.'s W/ C.A. WERE SET AT ALL PROPERTY CORNERS.

CITY PARKLAND

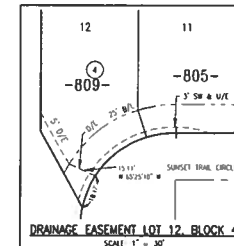


CURVE TABLE

STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.	RADIUS
1	N 07°44'37" E	3.83	3.83	3.83	140.00
2	N 35°41'41" W	38.88	39.83	39.83	30.00
3	N 45°03'56" W	63.79	99.33	99.33	50.00

LINE TABLE

STATION	LINE BEARING	LINE DIST.
1	N 88°27'07" W	110.00
2	N 07°03'45" W	24.33
3	N 88°47'15" W	225.79



SDM/E = SANITARY SOWER EASEMENT
ROW = RIGHT OF WAY
D/E = DRAINAGE EASEMENT
PD/E = PDESTRAN EASEMENT
LMA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
-1000 = ADDRESS

BENCHMARK: BRASS CAP AT
INTERSECTION OF BLUE FISH DRIVE &
BLUE FISH COURT
ELEV =

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

Date: May 24, 2018
SAC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106
PH: (405) 232-7715
Oklahoma Landmark Exp. 8-30-2019

TRAILWOODS ADDITION SECTION 11
A PLANNED UNIT DEVELOPMENT
FINAL PLAT SHEET 2 OF 2