PRELIMINARY PLAT OF

MONTEREY ADDITION

S/2 NW/4, SEC. 16, T 8 N, R 2 W I.M.
NORMAN, CLEVELAND COUNTY, OK

LEGAL DESCRIPTION
(Monterey Addition)

A tract of land located in the South Half (S/2) of the Northwest Quarter (NW/4) of Section Sixteen (16), Township Eight North (T–8–N), Range Two West (R–2–W) of the Indian Meridian (I.M.), Cleveland County, Oklahoma and being more particularly described by metes and bounds as follows (note – the basis of bearing in this legal description is Oklahoma State Plane – South Zone – Grid North – NAD83):

Commencing at the Southwest corner of said Northwest Quarter;
Thence North 89°17'02" East a distance of 1067.19 feet to the Point of Beginning;
Thence North 00°33'06" West a distance of 173.48 feet;
Thence South 89°26'54" West a distance of 23.00 feet;
Thence North 00°33'06" West a distance of 260.00 feet;
Thence North 89°26'54" East a distance of 22.61 feet;
Thence North 00°33'06" West a distance of 180.00 feet;
Thence South 89°26'54" West a distance of 385.00 feet;
Thence North 00°33'06" West a distance of 159.00 feet;
Thence North 89°26'54" West a distance of 50.00 feet;
Thence North 00°33'06" West a distance of 110.00 feet;
Thence South 89°26'54" West a distance of 35.00 feet;
Thence North 00°33'06" West a distance of 434.06 feet to a point on the North line of the South Half Northwest Quarter;
Thence North 89°19'19" East along said North line a distance of 774.37 feet;
Thence South 00°07'00" East a distance of 704.79 feet;
Thence North 89°26'54" East a distance of 48.17 feet;
Thence South 00°12'14" East a distance of 129.93 feet;
Thence North 89°26'54" East a distance of 17.00 feet;
Thence South 00°12'14" East a distance of 482.53 feet to a point on the South line of said Northwest Quarter;
Thence South 89°17'02" West along said South line a distance of 360.08 feet to the Point of Beginning.
Said tract contains 17.25 acres, more or less.

LESS and EXCEPT the following oil well site for the Frank Tullius No. 3 well, described as follows:

Commencing at the Northwest corner of the Southwest Quarter (SW/4) of said Northwest Quarter (NW/4);
Thence North 89°19'19" East (N 89°19'37" E – deed) along the North line of the Southwest Quarter of said Northwest Quarter (SW/4 NW/4) a distance of 899.41 feet;
Thence South 00°40'41" East (S 00°40'23" E – deed) a distance of 283.06 feet to the Point of Beginning;
Thence North 89°19'19" East (N 89°19'37" E – deed) a distance of 205.00 feet;
Thence South 00°40'41" East (S 00°40'23" – deed) a distance of 100.00 feet;
Thence South 89°19'19" West (S 89°19'37" W – deed) a distance of 205.00 feet;
Thence North 00°40'41" West (N 00°40'23" W – deed) a distance of 100.00 feet to the Point of Beginning.
Said tract contains 0.47 acres, more or less.

Total acreage of tract for preliminary platting is 16.78 acres, more or less.

NOTES:

1. *PROPERTY CONSISTS OF 64 RESIDENTIAL LOTS WITH ONE COMMON AREA. PROPERTY IS ZONED R–1.*
2. *SIDEWALKS TO BE CONSTRUCTED ALONG ALL PUBLIC STREETS.*
3. *FENCE CONSTRUCTION WITHIN ACCESS EASEMENTS SHALL BE PROHIBITED.*
4. *COMMON AREA "B" AND D/E SHALL BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION.*
5. *EXISTING NORMAN EASEMENTS SHOWN IN GRAY (WITHIN PRELIMINARY PLAT AREA) WILL BE VACATED AND REPLACED WITH PLATTED EASEMENTS UPON FINAL PLAT.*
6. *THE CROSS HATCHED LOTS WILL BE AVAILABLE FOR CONSTRUCTION ONCE THE OIL WELL PROPERTY HAS BEEN ACQUIRED AND PLUGGED AND THE RADIUS HAS BEEN REDUCED TO 45 FEET PER CITY OF NORMAN SPECIFICATIONS. UNTIL SUCH TIME, LOTS CAN BE USED AS ACCESS TO THE WELL SITE. IN THE EVENT THAT THE OIL AND GAS LESSEE, TRINITY RESOURCES, INC. AND/OR ITS ASSIGNOR, SAND RESOURCES, INC., FAILS TO FENCE ADEQUATELY THE WELL SITE AND TO CONSTRUCT THE LEASE ROAD, MONTEREY DEVELOPMENT COMPANY, L.L.C., SHALL ACCEPT THE RESPONSIBILITY FOR CONSTRUCTION OF THE LEASE ROAD, THE APPROACH, AND THE FENCING OF THE WELL SITE. NOTHING IN THIS ACCEPTANCE SHALL IN ANY WAY ACT AS A WAIVER OF MONTEREY DEVELOPMENT COMPANY, L.L.C.'S RIGHT TO BRING AN ACTION FOR DECLARATORY JUDGMENT IN THE DISTRICT COURT OF CLEVELAND COUNTY, STATE OF OKLAHOMA, TO DETERMINE THE OBLIGATION OF THE CONSTRUCTION OF THE LEASE ROAD, THE APPROACH AND THE FENCING FOR THE WELL SITE, AND/OR TO SEEK INDEMNIFICATION OF OR CONTRIBUTION TOWARDS THIS RESPONSIBILITY FROM THOSE PARTIES WHO ARE DETERMINED RESPONSIBLE FOR THE PERFORMANCE OF THIS WORK. THE APPROACH, LEASE ROAD, AND FENCING SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF THE SECTION OF THE FINAL PLAT IN WHICH THE OIL WELL IS LOCATED FOR MONTEREY ADDITION. (SEE SEPARATE SUBMITTED SITE PLAN FOR DETAIL OF THIS AREA)*

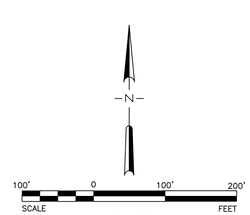
STORM DRAINAGE DETENTION FACILITY EASEMENT

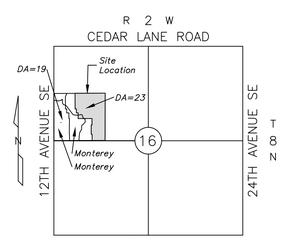
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF MONTEREY ADDITION; 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 BORN 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.

NOTES:
ALL CONSTRUCTION SHALL BE DONE ACCORDING TO THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
ALL LANDSCAPING SHALL CONFORM TO THE CITY OF NORMAN REQUIREMENTS AND SPECIFICATIONS.
CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.

LEGEND

	EASEMENT LINE
	LOT LINE
	PROPERTY LINE
	BUILDING LIMIT LINE
U/E	*UTILITY EASEMENT*
P/E	*PETROLEUM LINE EASEMENT*
D/E	*DRAINAGE EASEMENT*
BLL	*BUILDING LIMIT LINE*





LOCATION MAP

HORIZONTAL DATUM:
BEARINGS AND DISTANCES SHOWN ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH ZONE

VERTICAL DATUM: NAVD 88
BENCHMARK: USGS BRASS CAP A143
NORTHING: 665,583.251
EASTING: 2,145,435.749
ELEVATION: 1150.41

DEVELOPER:

MONTEREY DEVELOPMENT COMPANY, LLC
P.O. BOX 722348
NORMAN, OK 73070

Surveying By: William Sullivan RPLS #1571 of

LEMKE LAND SURVEYING

3226 BART CONNER DRIVE
NORMAN, OK 73072
PH.(405)366–8541
FAX(405)366–8540
CA # 6975
http://www.LEMKE–LS.com

Parkhill

Parkhill.com
CA # 4935 (Exp. 6/30/21)

MONTEREY ADDITION

CLIENT
MONTEREY DEVELOPMENT CO.
P.O. BOX 722348
NORMAN, OK 73070

PROJECT NO.
01607320.00

KEY PLAN
PRELIMINARY PLAT

#	DATE	DESCRIPTION
	2.3.2021	SUBMITTAL

FILE NAME: \\data1\projects3\2020\6073.20\03_DSGN\01_DWG\050_CIVIL\01_MODEL\PRODUCTION DRAWINGS\PRELIMPLAT_MONTEREY III.dwg - LAYOUT NAME: PRELIMINARY PLAT PRINTED: Wednesday, February 03, 2021 - 2:56pm USER: RSwain