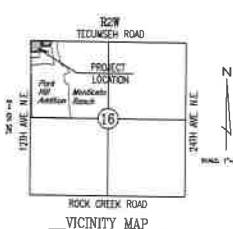
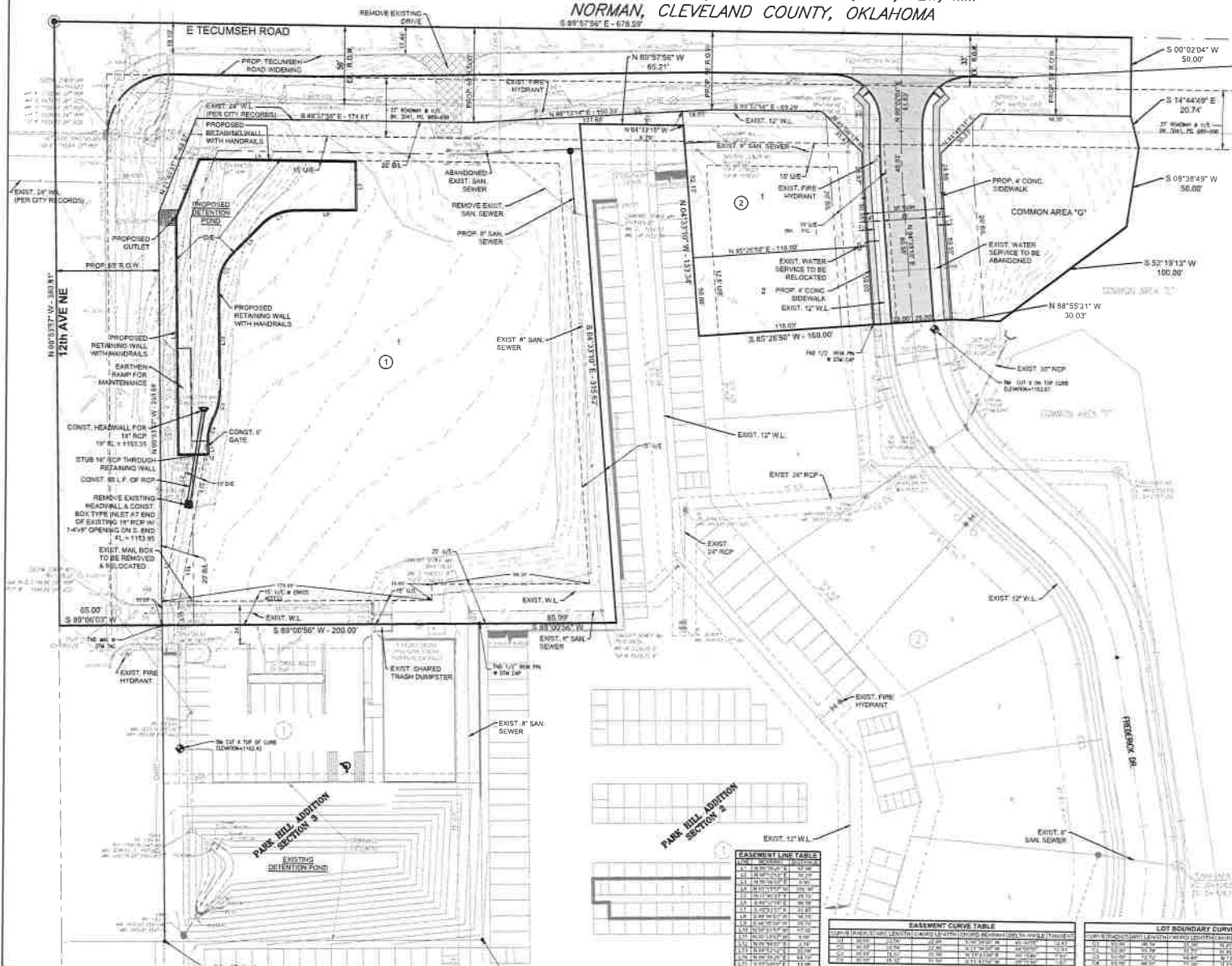


PRELIMINARY PLAT
PARK HILL MIXED USE ADDITION
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE N.W. 1/4 OF SECTION 16, T9N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA
 S 89°57'56" E - 678.30'



LOT/BLOCK	USAGE	LOT COUNT	AREA
1 / 1	MIN-STORAGE	1	3.03 AC.
1 & 2 / 2	SINGLE FAMILY	2	1.12 AC.
	TOTAL	3	4.15 AC.

NOTE: AREAS INCLUDE RIGHT-OF-WAY & COMMON AREA.

- NOTES:
1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 3. REFER TO DAMAGE REPORT FOR SPECIFIC DATA.
 4. ALL PROPOSED SANITARY SEWER LINES ARE 8-INCH EXCEPT AS NOTED.
 5. EXISTING ZONING IS RUD.
 6. ALL EASEMENTS AND/OR WEDGINGS WITHIN THE RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter (N.W. 1/4) of Section Sixteen (16), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINS at the Northwest corner of said N.W. 1/4;

THENCE South 89°57'56" East along the North line of said N.W. 1/4 a distance of 678.30 feet;

THENCE South 00°02'04" West a distance of 50.00 feet;

THENCE South 14°04'49" East a distance of 20.74 feet;

THENCE South 08°38'49" West a distance of 50.00 feet;

THENCE South 52°19'13" West a distance of 100.00 feet;

THENCE North 88°55'31" West a distance of 30.03 feet;

THENCE South 89°57'56" West a distance of 100.00 feet;

THENCE North 04°33'10" West along said right-of-way line a distance of 63.21 feet;

THENCE South 04°33'10" East a distance of 310.62 feet;

THENCE South 89°57'56" West a distance of 65.99 feet to a point on the Northwest corner of Park Hill Addition Section 3;

THENCE continuing South 89°57'56" West a distance of 300.00 feet to a point on the East right-of-way line of 12th Ave. N.E.;

THENCE South 89°57'56" West a distance of 65.00 feet to a point on the West line of said N.W. 1/4;

THENCE North 00°02'04" West along the West line of said N.W. 1/4 a distance of 300.81 feet to the POINT OF BEGINNING.

Said described tract of land contains 100,824 square feet or 2.3239 acre more or less.

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 DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF PARK HILL MIXED USE ADDITION. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR OBSTACLE TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS. 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

BENCHMARK:

OUT X ON TOP OF CURB
 N=3828.445
 E=8961.8297
 ELEV = 1182.42

EASEMENT LINK TABLE

LINK NO.	START CHAINAGE	END CHAINAGE	LINK LENGTH	LINK BEARING	LINK AREA
1	0.00	100.00	100.00	S 89°57'56" E	100.00
2	100.00	200.00	100.00	S 89°57'56" E	100.00
3	200.00	300.00	100.00	S 89°57'56" E	100.00
4	300.00	400.00	100.00	S 89°57'56" E	100.00
5	400.00	500.00	100.00	S 89°57'56" E	100.00
6	500.00	600.00	100.00	S 89°57'56" E	100.00
7	600.00	700.00	100.00	S 89°57'56" E	100.00
8	700.00	800.00	100.00	S 89°57'56" E	100.00
9	800.00	900.00	100.00	S 89°57'56" E	100.00
10	900.00	1000.00	100.00	S 89°57'56" E	100.00

EASEMENT CURVE TABLE

LINK NO.	START CHAINAGE	END CHAINAGE	LINK LENGTH	LINK BEARING	LINK AREA
1	0.00	100.00	100.00	S 89°57'56" E	100.00
2	100.00	200.00	100.00	S 89°57'56" E	100.00
3	200.00	300.00	100.00	S 89°57'56" E	100.00
4	300.00	400.00	100.00	S 89°57'56" E	100.00
5	400.00	500.00	100.00	S 89°57'56" E	100.00
6	500.00	600.00	100.00	S 89°57'56" E	100.00
7	600.00	700.00	100.00	S 89°57'56" E	100.00
8	700.00	800.00	100.00	S 89°57'56" E	100.00
9	800.00	900.00	100.00	S 89°57'56" E	100.00
10	900.00	1000.00	100.00	S 89°57'56" E	100.00

LOT BOUNDARY CURVE TABLE

LINK NO.	START CHAINAGE	END CHAINAGE	LINK LENGTH	LINK BEARING	LINK AREA
1	0.00	100.00	100.00	S 89°57'56" E	100.00
2	100.00	200.00	100.00	S 89°57'56" E	100.00
3	200.00	300.00	100.00	S 89°57'56" E	100.00
4	300.00	400.00	100.00	S 89°57'56" E	100.00
5	400.00	500.00	100.00	S 89°57'56" E	100.00
6	500.00	600.00	100.00	S 89°57'56" E	100.00
7	600.00	700.00	100.00	S 89°57'56" E	100.00
8	700.00	800.00	100.00	S 89°57'56" E	100.00
9	800.00	900.00	100.00	S 89°57'56" E	100.00
10	900.00	1000.00	100.00	S 89°57'56" E	100.00

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OWNER / DEVELOPER:
 STORMS ENGINEERING, P.C.
 13100 S. WESTERN AVE., STE. 200
 OKLAHOMA CITY, OKLAHOMA 73170

DATE FOR CONSTRUCTION:
 12/1/2024

PRELIMINARY PLAT

**PARK HILL MIXED USE ADDITION
 A PLANNED UNIT DEVELOPMENT**

**12TH AVE. N.E. & E. TECUMSEH RD.
 NORMAN, OKLAHOMA**

SMC
 SMC Consulting Engineers, P.C.
 1200 N. 17th Ave., Suite 200
 Norman, Oklahoma 73104
 Phone: 405-271-1234
 Fax: 405-271-1235
 Email: info@smc-engineers.com
 Website: www.smc-engineers.com

PROJECT NO. 140228
 DATE: 01/15/25
 SCALE: 1" = 30'
 DRAWN BY: SMC
 CHECKED BY: L. HANES
 P.L. HANES 10/20