



FINAL PLAT
UNIVERSITY NORTH PARK SECTION XXIV
A PLANNED UNIT DEVELOPMENT
PARTS OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23
T. 9 N., R. 3 W., I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA

Line Table			Easement Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S 78°23'01" E	34.43	L22	S 19°02'02" W	113.17
L2	S 13°24'21" W	20.01	L23	S 19°02'02" W	46.00
L3	S 78°33'01" E	7.42	L24	S 19°02'02" W	42.50
L4	N 36°28'59" E	37.50	L25	S 19°02'02" W	11.42
L5	S 70°57'58" E	384.34	L26	S 70°57'58" E	20.80
L6	S 33°36'32" W	175.37	L27	S 19°02'02" W	30.00
L7	N 89°13'41" W	351.64	L28	S 70°57'58" E	117.40
L8	N 83°08'44" W	49.89	L29	N 19°02'02" E	10.00
L9	N 70°57'58" E	35.00	L30	S 70°57'58" E	10.00
L10	N 37°36'50" W	26.32	L31	S 19°02'02" W	10.00
L11	N 19°02'02" E	75.55	L32	S 70°57'58" E	226.28
L12	S 70°57'58" E	124.47	L33	S 70°57'58" E	272.76
L13	S 19°02'02" W	272.34	L34	S 70°57'58" E	288.09
L14	S 70°57'58" E	4.62	L35	S 70°57'58" E	201.40
L15	S 70°57'58" E	315.43	L36	N 78°42'48" E	86.85
L16	S 70°57'58" E	177.28	L37	N 78°42'48" E	86.79
L17	N 89°13'41" W	145.96	L38	N 84°01'50" E	36.77
L18	N 89°13'41" W	195.36	L39	S 33°36'32" W	31.37
L19	N 89°13'41" W	10.32	L40	S 33°36'32" W	146.28
L20	N 19°02'02" E	213.09			
L21	N 19°02'02" E	307.58			

Curve Table						
Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	45.00'	8.08'	11°34'29"	4.05'	S 15°17'20" E	8.07'
C2	158.00'	95.04'	38°18'03"	49.17'	S 08°28'58" W	93.45'
C3	375.00'	44.57'	08°48'35"	23.31'	S 30°12'15" W	44.54'
C4	2126.91'	305.63'	08°17'01"	152.78'	N 10°59'48" E	304.77'
C5	79.00'	48.34'	33°10'08"	26.75'	N 54°27'24" W	36.78'
C6	48.00'	18.96'	38°34'45"	9.45'	N 24°28'28" W	18.30'
C7	165.00'	84.88'	30°21'00"	43.47'	N 03°30'25" E	83.80'
C8	625.00'	77.08'	07°03'59"	38.59'	N 15°30'25" E	77.83'
C9	2066.91'	90.22'	02°30'34"	45.12'	S 08°04'12" W	90.21'

Easement Curve Table						
Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C10	2066.91'	3.83'	00°06'02"	1.82'	S 09°16'13" W	3.63'
C11	365.00'	33.34'	09°13'58"	16.68'	N 30°58'33" E	33.32'

LEGEND
LODE - UTILITY & DRAINAGE EASEMENT BY THIS PLAT
ALUDE - ACCESS, UTILITY & DRAINAGE EASEMENT
BY THIS PLAT
ITEMS SHOWN HEREON ARE
PER THE FINAL PLAT OF
UNIVERSITY NORTH PARK SECTION XXII
RECORDED IN BOOK 26 OF PLATS, PAGE 73

- NOTES:
1. THE COMMON AREAS AND DRAINAGE FACILITIES WILL BE MAINTAINED IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR LTC DATED AUGUST 18, 2016, RECORDED IN BOOK 5984, PAGE 101 OF THE CLEVELAND COUNTY, OKLAHOMA PUBLIC RECORDS (THE "REGISTRY") AS AMENDED BY THAT CERTAIN MODIFICATION OF AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR LTC DATED DECEMBER 22, 2017, RECORDED IN BOOK 5764, PAGE 217 IN THE REGISTRY, THAT CERTAIN SECOND MODIFICATION OF AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR LTC DATED JUNE 24, 2022, RECORDED IN BOOK 6443, PAGE 52 IN THE REGISTRY, THAT CERTAIN THIRD MODIFICATION OF AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR LTC DATED FEBRUARY 1, 2022, RECORDED IN BOOK 6516, PAGE 1278 IN THE REGISTRY, THAT CERTAIN FOURTH MODIFICATION OF AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR LTC DATED SEPTEMBER 10, 2024, RECORDED IN BOOK 6710, PAGE 205 IN THE REGISTRY.
 2. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEEMED AS A PART OF THIS PLAT.
 3. UNLESS SHOWN OTHERWISE PROPERTY CORNERS ARE SET 1/2" IRON PINS WITH CASH414 CAPS OR SET MAG NAILS WITH CASH414 TAGS.

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 UNIVERSITY NORTH PARK XXIV. 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.

REMARKS - BM
ELEVATION 1183.56
MONUMENT BRASS CAP ON ISLAND
LOCATION N. 24°45'00" E
C. 212691.15

B.M. DATUM
HORIZONTAL
OKLAHOMA STATE PLANE
COORDINATE SYSTEM (SOUTH ZONE)
NAAD 83
VERTICAL
NAVD 88
SOURCE
CITY OF NORMAN
GPS CONTROL MONUMENT 372

