

ST. JAMES PARK ADDITION SECTION 1
BOOK 18, PAGE 170
EX. 15' U/E
S89° 29' 31" E 331.41'
EX. D/E & P.D. ACCESS EMT
(PLANTED)

ST. JAMES PARK ADDITION
SECTION 2
BOOK 18, PAGE 169

ST. JAMES PARK ADDITION
SECTION 3
BOOK 20, PAGE 19

ST. JAMES PARK ADDITION
SECTION 5
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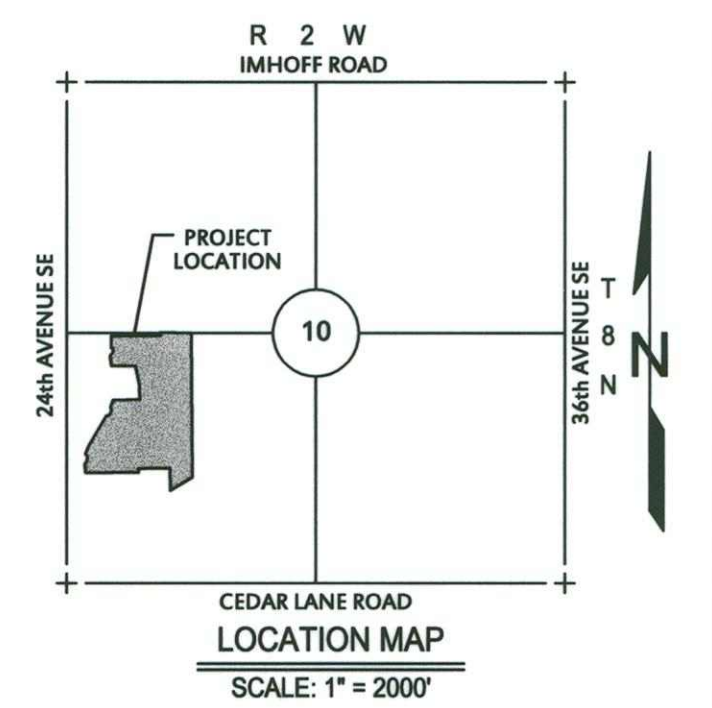
BLOCK 'A'
5.69 ACRES
(DR.)

Exhibit D

Exhibit A

Exhibit C

Exhibit B



LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
U&S/E	UTILITY & SIDEWALK EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
P.O.B.	POINT OF BEGINNING
R.O.W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
FSB	FENCE SETBACK
(REC.)	RECREATIONAL COMMON AREA
(DR.)	DRAINAGE RELATED COMMON AREA

SCALE: 1" = 60'
GRAPHIC SCALE IN FEET

BASIS OF ELEVATION: NAVD88
BASIS OF BEARING:
N00°05'20"W
WEST LINE OF SW/4
SECTION 10, T8N, R2W, I.M.
SW CORNER OF SW/4 OF
SEC. 10, T8N, R2W, I.M.
FOUND BRASS CAP

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	23.63'	53.00'	025°32'49"	N18°40'59"W	23.44'
C2	8.58'	229.12'	002°03'22"	N06°02'11"W	8.58'
C3	84.01'	299.16'	016°05'20"	N21°57'07"E	83.73'
C4	82.57'	510.00'	009°16'35"	N19°43'02"E	82.48'
C5	39.91'	200.00'	011°25'56"	N05°44'34"W	39.84'
C6	27.09'	48.00'	032°20'15"	S73°48'19"W	26.73'
C8	27.09'	48.00'	032°20'15"	N04°42'19"E	26.73'
C9	43.19'	225.00'	010°59'57"	N05°57'50"W	43.13'
C10	38.39'	200.00'	010°59'57"	N05°57'50"W	38.34'
C11	33.60'	175.00'	010°59'57"	N05°57'50"W	33.54'
C12	104.48'	200.00'	029°55'55"	S75°29'54"E	103.30'
C13	41.26'	60.00'	039°24'02"	S20°09'52"E	40.45'
C15	40.58'	59.99'	038°45'21"	N19°33'39"E	39.81'
C16	41.26'	60.00'	039°24'02"	S20°09'52"E	40.45'
C18	23.73'	60.00'	022°39'47"	S27°36'17"W	23.58'
C19	41.26'	60.00'	039°24'02"	S19°14'10"W	40.45'
C21	41.26'	60.00'	039°24'02"	N20°09'52"W	40.45'
C22	10.12'	175.00'	003°18'53"	S88°48'25"E	10.12'
C23	12.25'	200.00'	003°30'35"	S88°42'34"E	12.25'
C24	14.24'	225.00'	003°37'33"	S88°39'05"E	14.24'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	34.62'	N43° 21' 20"E
L2	31.47'	N39° 27' 34"W
L3	35.36'	N74° 58' 26"E
L4	36.63'	N17° 08' 00"W
L5	35.36'	N44° 58' 26"E
L6	15.15'	S89° 58' 26"W
L7	38.70'	S50° 44' 41"E
L8	35.36'	S44° 32' 09"W
L9	35.36'	N45° 27' 51"W
L10	35.36'	N44° 32' 09"E
L11	35.36'	N45° 27' 51"W
L12	35.36'	N44° 32' 09"E
L13	35.36'	S45° 27' 51"E
L14	35.36'	S45° 27' 51"E
L15	35.36'	N44° 32' 09"E
L16	35.36'	S44° 32' 09"W
L17	31.76'	S45° 27' 51"E

SECTION 5 LOT COUNT

BLOCK 1 -	10
BLOCK 2 -	10
BLOCK 3 -	13
BLOCK 4 -	8
BLOCK 5 -	2
BLOCK 6 -	15
TOTAL:	77

NOTES:

- THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
- CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH WASHER FOR ALL PAVING
PROPERTY CORNER MONUMENTS SHALL BE:
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
- BENCHMARK =
BRASS CAP IN SOUTH PC OF FLUME BETWEEN LOTS 7 AND 8, BLOCK 6
NORTHING: 672975.39
EASTING: 2146933.35
ELEVATION: 11166.77
- 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 OWNER(S) IN THE PLAT OF ST. JAMES PARK SECTION 5. 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 ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, 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 ENGINEERING DIVISION, 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.
- COMMON OPEN SPACE AREAS BLOCKS A, B, AND C WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.
- ALL RESIDENTIAL ELBOWS AND CUL-DE-SACS TO HAVE 3' OR 4' UTILITY & SIDEWALK EASEMENTS AS REQUIRED PER CITY OF NORMAN DETAILS ST-07A, ST-07B AND ST-08
- BLOCKS A AND B INCLUDED AS DRAINAGE EASEMENTS.
- IN THE EVENT THE PIPELINE MUST BE UPGRADED (REPLACED), AND THERE ARE NO OTHER REASONABLE ALTERNATIVES BUT TO CLOSE ACCESS TO EVERTON COURT, A TEMPORARY ACCESS ROAD MAY BE CONSTRUCTED ONE TIME TO PROVIDE REASONABLE ACCESS TO BLOCK 3, LOTS 1-12 WHILE EVERTON LANE IS CLOSED FOR CONSTRUCTION. THIS TEMPORARY ACCESS ROAD SHALL BE OF SUFFICIENT MATERIALS AND CONSTRUCTION TO ALLOW FOR PASSAGE OF PASSENGER VEHICULAR AND EMERGENCY VEHICLE TRAFFIC, AND MEET THE REQUIREMENTS OF THE NORMAN FIRE MARSHAL. COST OF SAID DRIVE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR THE HOA.
- FENCES SHALL BE 5' INSIDE THE PROPERTY LINE ON THE STREET SIDE ON ALL CORNER LOTS.
- FENCE SHALL BE BUILT NO CLOSER THAN 2' EAST OF THE BACK OF THE CURB LINE OF FLUME ADJACENT TO LOT 1, BLOCK 3.

FINAL PLAT OF ST. JAMES PARK SECTION 5
A PART OF THE SW/4 OF THE SECTION 10, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

FINAL PLAT TO SERVE ST. JAMES PARK SECTION 5

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Oklahoma City, Oklahoma 73104

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SHEET NO.: 2 OF 2
DATE: 11/21/2014
PROJECT NO.: 126065-00

CERTIFICATE OF AUTHORIZATION
CA 973 (PELS) EXPIRES 6/30/2014