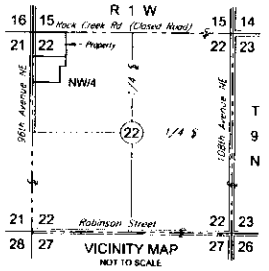
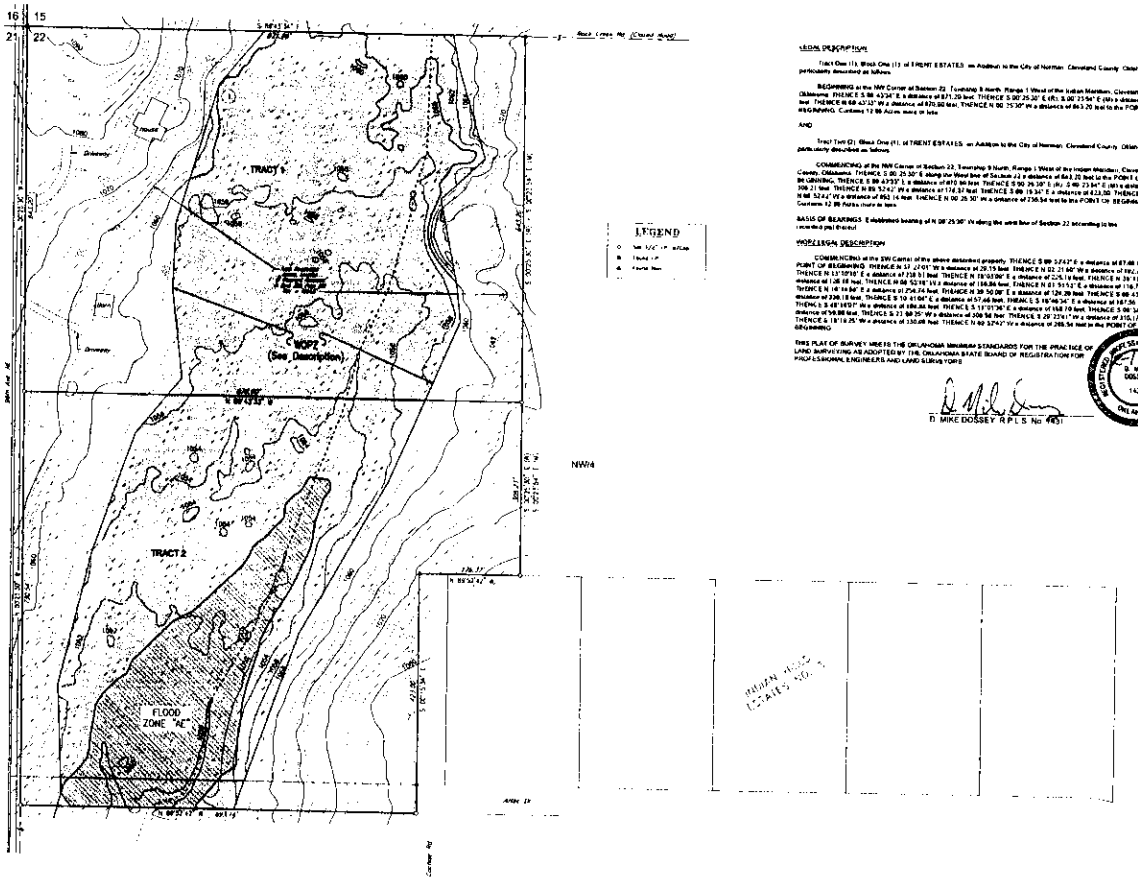
PRELIMINARY PLAT OF

TRENT ESTATES

An Addition to the City of Norman, Cleveland County, Oklahoma





LEGEND

LEGAL DESCRIPTION

Tract One (1), Block One (1) of TRENT ESTATES, an Addition to the City of Norman, Cleveland County, Oklahoma more particularly described as follows:

BEGINNING at the NW Corner of Section 22, Township 9 North, Range 1 West of the Indian Meridian, Cleveland County, Oklahoma; THENCE S 88 43'34" E a distance of 871.20 feet; THENCE S 00° 25.30' E, 65; S 00° 23 54" E (Ms) a distance of 843.20 feet; THENCE N 88 43'33" W a distance of 870.92 feet; THENCE N 00° 25'30" W a distance of 843.20 feet to the POINT OF BEGINNING. Contains 12.99 Acres more or less

AND

Tract Two (2), Block One (1), of TRENT ESTATES, an Addition to the City of Norman, Cleveland County, Oklahoma more particularly described as follows:

COMMENCING at the NW Corner of Section 22, Township 9 North, Range 1 West of the Indian Meridian, Cleveland County, Oklahoma; THENCE S 00 25.30" E along the West line of Section 22 a distance of 843.20 feet to the POINT OF BEGINNING; THENCE S 88 43'33" E a distance of 870.92 feet; THENCE S 00 25.30" E (Ms) S 00 23 54" E (Mr) a distance of 308.21 feet; THENCE N 89 52 42" W a distance of 174.37 feet; THENCE S 88 19 34" E a distance of 423.30; THENCE N 88 52 42" W a distance of 892.14 feet; THENCE N 00 25 30" W a distance of 736.54 feet to the POINT OF BEGINNING. Contains 12.99 Acres more or less

BASIS OF BEARINGS: Established bearing of N 00° 25'30" W along the west line of Section 22 according to the recorded plat thereof

WOPZ LEGAL DESCRIPTION

COMMENCING at the SW Corner of the above described property; THENCE S 89 37'47" E a distance of 87.48 feet to the POINT OF BEGINNING; THENCE N 37 21'01" W a distance of 29.75 feet; THENCE N 02 21 00" W a distance of 192.78 feet; THENCE N 13°18'18" E a distance of 238.91 feet; THENCE N 18°43'00" E a distance of 225.14 feet; THENCE N 39°31'13" E a distance of 138.58 feet; THENCE N 06 52'18" W a distance of 188.84 feet; THENCE N 01 51'53" E a distance of 116.76 feet; THENCE N 18 14 54" E a distance of 254.74 feet; THENCE N 38 50 00" E a distance of 124.29 feet; THENCE S 88 43 34" E a distance of 336.18 feet; THENCE S 10 41'04" E a distance of 57.46 feet; THENCE S 18°46'34" E a distance of 187.56 feet; THENCE S 48°16'07" W a distance of 186.84 feet; THENCE S 13°31'34" E a distance of 158.10 feet; THENCE S 06 34'51" E a distance of 58.88 feet; THENCE S 37 08 35" W a distance of 308.56 feet; THENCE S 29 32'41" W a distance of 315.17 feet; THENCE S 19°18 25" W a distance of 130.48 feet; THENCE N 89 37'47" W a distance of 265.54 feet to the POINT OF BEGINNING

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

D. MIKE DOSSEY R.P.L.S. No. 1431

REGISTERED PROFESSIONAL LAND SURVEYOR D. MIKE DOSSEY 1431 OKLAHOMA

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY IS PARTIALLY LOCATED IN FLOOD ZONE "AE" ACCORDING TO FIRM MAP #40027C0310 DATED 09/26/08

Notes

- A United States flowage easement lies on a portion of this parcel. The flowage easement was recorded on December 7, 1962 at Book 382, Page 371 of the Deed Records of Cleveland County, Oklahoma. The flowage easement prohibits certain activities below elevation 1084.5 feet, including construction of buildings used for human occupancy as well as other structures which would interfere with the operation of the Project for its primary purposes, and also prohibits artificial changes in topography except for land-scaping and soil conservation measures.
- (WOPZ) - Indicates the Water Quality Protection Zone. There shall be no clearing, grading, construction or disturbance of vegetation in this area except as permitted by the Director of Public Works, unless such disturbance is done in accordance with 19-5146 of the Norman City Code. The WQPZ is subject to protective covenants that may be found in the Land Records and that may restrict disturbance and use of these areas.

CIMARRON CIVIL DESIGN & SURVEYING, INC.	SCALE 1" = 100	SURV. BY: J.U.	DWN. NO.: 21140-DEMALL	NO	REVISION	DATE	BY	APPR.
	DATE 10/22/21	DRAWN BY: J.K.B.	M.E. NO.:					
	JOB NO.: 211467	APPR. BY: D.M.D.	SHEET 1 OF 1					

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