# FINAL PLAT
# VARENNA LANDING ADDITION SECTION 2

## A PLANNED UNIT DEVELOPMENT

## A PART OF THE S.W. 1/4, SECTION 34, T9N, R2W, I.M.
## NORMAN, CLEVELAND COUNTY, OKLAHOMA

**LEGAL DESCRIPTION:**

Being a tract of land lying in the Southwest Quarter (S.W. 1/4) of Section Thirty-Four (34), Township Nine North (T9N), Range Two West (R2W), of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, said being more particularly described as follows:

COMMENCING at the Southeast corner of said S.W. 1/4;
THENCE South 89°57'21" West along the South line of said S.W. 1/4 a distance of 660.00 feet to the Southeast corner of the filed final plat of VARENNA LANDING ADDITION SECTION 1 (as filed in Book 25 of Plats, Page 111); THENCE North 00°14'47" East along the East line of said final plat a distance of 660.00 feet to the POINT OF BEGINNING;

THENCE South 89°57'28" West a distance of 100.00 feet; THENCE North 00°14'47" East a distance of 658.44 feet to a point on the South line of the filed final plat of SUMMIT LAKES ADDITION SECTION 6 (as filed in Book 23 of Plats, Page 61A-62A); THENCE North 89°57'28" East (North 89°59'19" West, recorded) along the South line of said final plat a distance of 660.00 feet to the Northwest corner of said final plat of VARENNA LANDING ADDITION SECTION 1; THENCE along the boundary of said final plat the following Eleven (11) courses:

1) South 00°14'47" East a distance of 107.00 feet;
2) South 89°57'28" West a distance of 1.82 feet;
3) South 00°02'32" East a distance of 50.00 feet;
4) South 45°00'30" East a distance of 35.42 feet;
5) South 00°14'47" East a distance of 10.00 feet;
6) South 89°45'13" West a distance of 109.00 feet;
7) South 00°14'47" East a distance of 353.00 feet;
8) South 89°45'13" West a distance of 159.00 feet;
9) South 00°14'47" East a distance of 115.00 feet;
10) South 89°45'13" West a distance of 125.14 feet;
11) South 00°14'47" East a distance of 10.00 feet to the POINT OF BEGINNING;

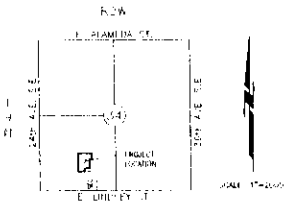
said tract contains 5.88 acres, more or less.

**LINE TABLE**

| LINE | BEARING | DISTANCE |
|---|---|---|
| [illegible] | [illegible] | [illegible] |

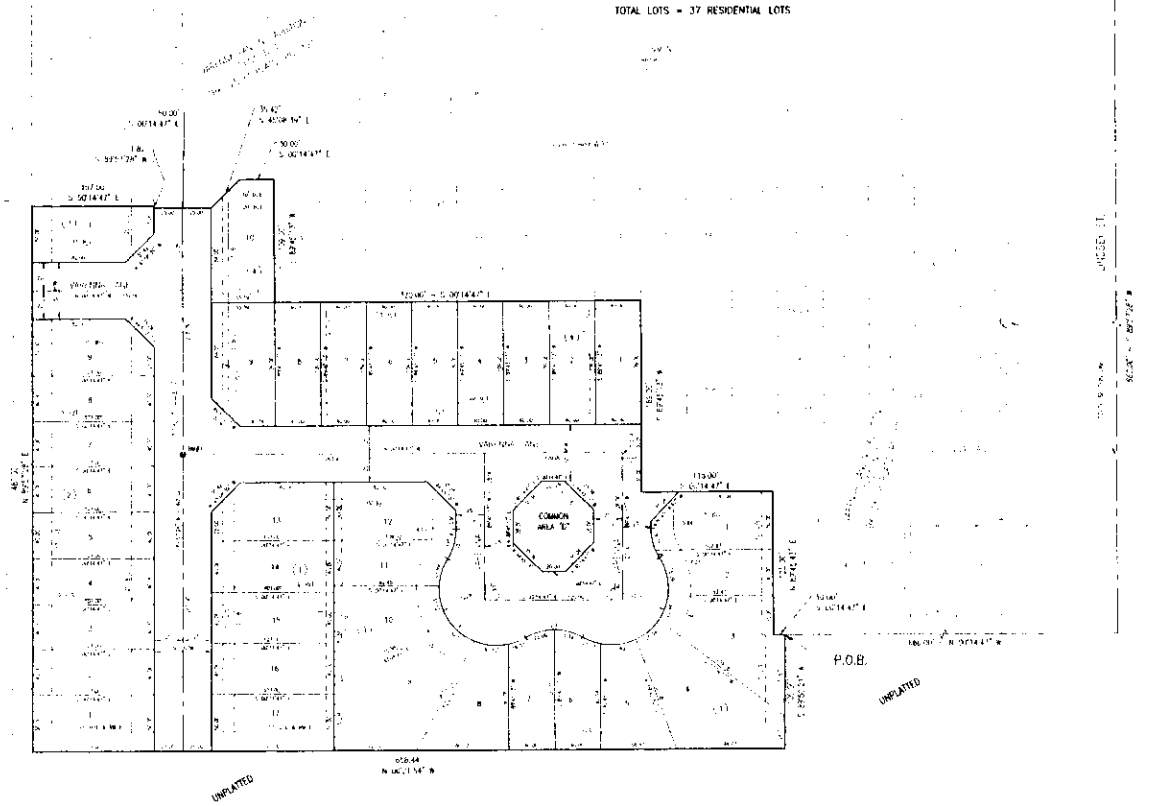
**CURVE TABLE**

| CURVE | DELTA | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |




**STORM DRAINAGE DETENTION FACILITY EASEMENT**

[illegible]




VARENNA LANDING ADDITION
TYPICAL LOT SITE PLAN

NOTES:

1. COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.
2. UNLESS OTHERWISE NOTED, LP'S W. C.A. 6335 CAPS WERE SET AT ALL PROPERTY CORNERS.

[illegible]

D.E. = DRAINAGE EASEMENT
R/W E. = ROADWAY EASEMENT
S/W E. = SIDEWALK EASEMENT
LNA = LIMITS OF NO ACCESS
U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
C.A. = COMMON AREA
-1000- = ADDRESS

Date: [illegible]
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Oklahoma Cert. of Auth. No. 2023

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.