



LEGAL DESCRIPTION

A tract of land situated within the East Half (E/2) of Section Nine (9) and the West Half of Section Ten (10), Township Eight North (8N), Range Two West (2W) of the Indian Meridian, Norman, Cleveland County, Oklahoma; being more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of the Southeast Quarter (SE/4) of said Section 9; thence

S89°06'32"W along the South line of said SE/4 a distance of 1600.39 feet; thence N00°53'11"W a distance of 50.00 feet; thence N00°53'11"W a distance of 165.00 feet; thence S89°06'32"W a distance of 6.73 feet; thence N00°53'10"W a distance of 115.00 feet; thence S89°07'32"W a distance of 31.40 feet; thence N00°53'10"W a distance of 114.94 feet to a point on a non-tangent curve to the right; thence 4.78 feet along the arc of said curve having a radius of 185.48 feet, subtended by a chord of 4.78 feet which bears N88°22'32"E; thence N89°06'50"E a distance of 20.51 feet; thence N00°53'10"W a distance of 165.00 feet; thence N89°06'50"E a distance of 616.61 feet; thence N00°53'10"W a distance of 8.16 feet; thence N89°54'40"E a distance of 115.00 feet; thence N00°53'10"W a distance of 362.05 feet; thence N31°32'12"E to a point on a non-tangent curve to the right; thence 29.96 feet along the arc of said curve having a radius of 466.62 feet, subtended by a chord of 29.96 feet which bears N63°34'41"W; thence N03°25'25"E a distance of 115.05 feet to a point on a non-tangent curve to the right; thence 145.19 feet along the arc of said curve having a radius of 328.49 feet, subtended by a chord of 144.01 feet which bears N41°58'13"W, to a point; thence S71°19'15"W a distance of 389.78 feet; thence N18°43'45"W a distance of 134.84 feet; thence N18°43'45"W a distance of 169.99 feet to a point of curvature to the left; thence 149.70 feet along the arc of said curve having a radius of 970.39 feet, subtended by a chord of 149.55 feet which bears N23°08'45"W; thence N27°35'13"E a distance of 450.87 feet; thence N07°36'45"W a distance of 128.24 feet to a point of curvature to the right; thence 525.67 feet along the arc of said curve having a radius of 730.79 feet, subtended by a chord of 514.41 feet which bears N07°00'20"W; thence S78°21'28"E a distance of 24.89 feet; thence N89°40'25"E a distance of 436.43 feet; thence S27°34'09"E a distance of 514.33 feet; thence S62°25'23"E a distance of 133.73 feet; thence S27°34'37"E a distance of 11.87 feet; thence N62°25'23"E a distance of 160.81 feet; thence S27°34'37"E a distance of 32.90 feet; thence S27°35'19"E a distance of 230.21 feet; thence S62°24'42"W a distance of 201.88 feet; thence S27°04'21"E a distance of 174.48 feet; thence

N62°55'39"E a distance of 23.10 feet; thence S27°04'21"E a distance of 35.36 feet; thence S27°04'21"E a distance of 185.00 feet; thence S17°55'39"W a distance of 35.36 feet; thence S23°43'34"E a distance of 60.10 feet; thence S27°04'21"E a distance of 117.70 feet; thence N62°55'39"E a distance of 334.38 feet to a point on a non-tangent curve to the right; thence 31.39 feet along the arc of said curve having a radius of 505.00 feet, subtended by a chord of 31.38 feet which bears N08°03'03"W; thence N89°57'16"E a distance of 50.33 feet; thence N42°16'17"E a distance of 33.67 feet; thence S87°19'43"E a distance of 106.06 feet; thence S00°01'42"E a distance of 73.38 feet; thence S29°22'57"E a distance of 406.65 feet; thence N89°53'52"E a distance of 74.40 feet to a point on a non-tangent curve to the left; thence 67.04 feet along the arc of said curve having a radius of 700.00 feet, subtended by a chord of 67.01 feet which bears S08°03'01"W; thence S10°47'38"W a distance of 31.92 feet to a point of curvature to the left; thence 140.52 feet along the arc of said curve having a radius of 799.97 feet, subtended by a chord of 140.34 feet which bears S05°45'42"W, to a point; thence S45°38'22"W a distance of 7.06 feet; thence S00°05'57"E a distance of 70.00 feet; thence S45°48'10"E a distance of 35.83 feet to a point on a non-tangent curve to the right; thence 9.05 feet along the arc of said curve having a radius of 780.00 feet, subtended by a chord of 9.05 feet which bears S02°49'57"E; thence N86°50'07"E a distance of 60.00 feet; thence N44°38'30"E a distance of 34.22 feet; thence S88°32'48"E a distance of 91.24 feet; thence S46°40'41"E a distance of 37.23 feet; thence N83°08'38"E a distance of 50.00 feet; thence S06°48'41"E a distance of 87.33 feet; thence N89°32'09"E a distance of 551.21 feet; thence N00°27'51"W a distance of 39.97 feet; thence N89°32'09"E a distance of 338.63 feet to a point on a non-tangent curve to the left; thence 216.3 feet along the arc of said curve having a radius of 53.00 feet, subtended by a chord of 23.44 feet which bears S18°40'59"E; thence S00°30'08"W a distance of 198.07 feet; thence S59°58'26"W a distance of 120.87 feet; thence S29°58'26"W a distance of 1048.75 feet; thence S29°58'26"W a distance of 57.51 feet to a point on the South line of the Southwest Quarter (SW/4) of said Section 10; thence N89°37'25"W along said South line a distance of 436.32 feet to the POINT OF BEGINNING.

Said tract contains 4,141,537 Sq Ft or 95.08 Acres, more or less.

COMMON AREAS:

C/A 'A' (DR.)	0.74 ACRES
C/A 'B' (DR.)	0.72 ACRES
C/A 'C' (DR.)	0.29 ACRES
C/A 'D' (DR.)	0.16 ACRES
C/A 'E' (DR.)	0.11 ACRES
C/A 'F' (DR.)	0.27 ACRES
C/A 'G' (DR.)	0.06 ACRES
TOTAL C/A (SITE)	2.35 ACRES

NOTES

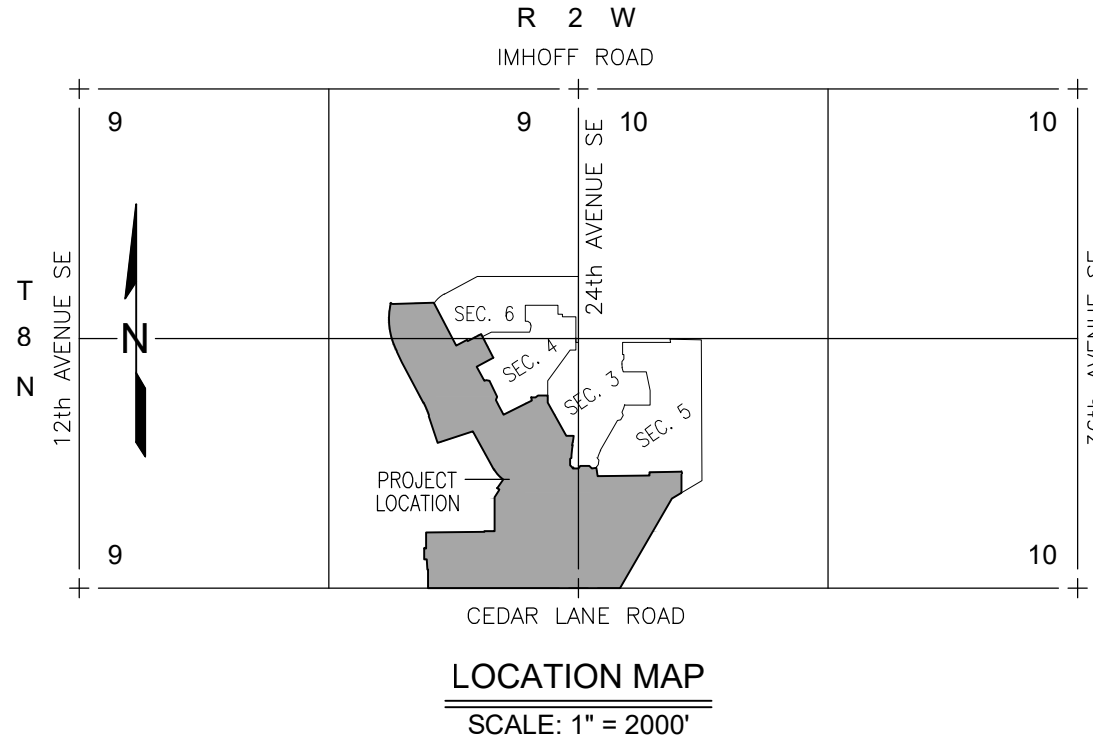
- EXISTING ZONING IS R-1.
- ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
- ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
- ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
- ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- FRONT YARD BUILDING LINE SETBACKS ARE 25'. SIDE YARD BUILDING LINE SETBACKS ARE 5'.
- ALL ISLANDS AND/OR MEDIAN WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF ST. JAMES PARK.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 8-INCH WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS.
- PARK LAND DEDICATION REQUIRED - 2.26 ACRES.

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 ST. JAMES PARK; 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.

PRELIMINARY PLAT

OF ST. JAMES PARK A PLANNED UNIT DEVELOPMENT A PART OF THE E/2 OF SECTION 9, T8N, R2W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



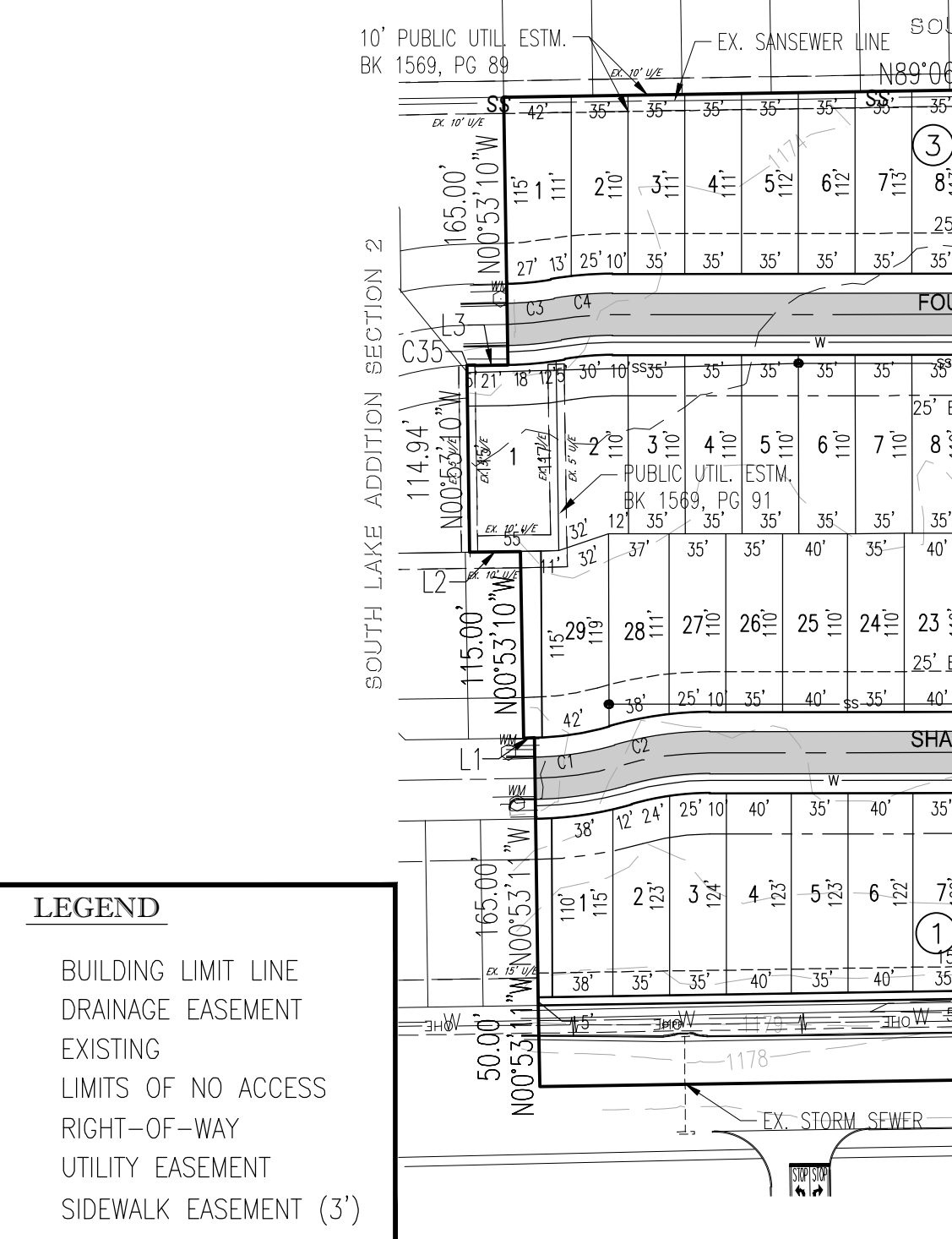
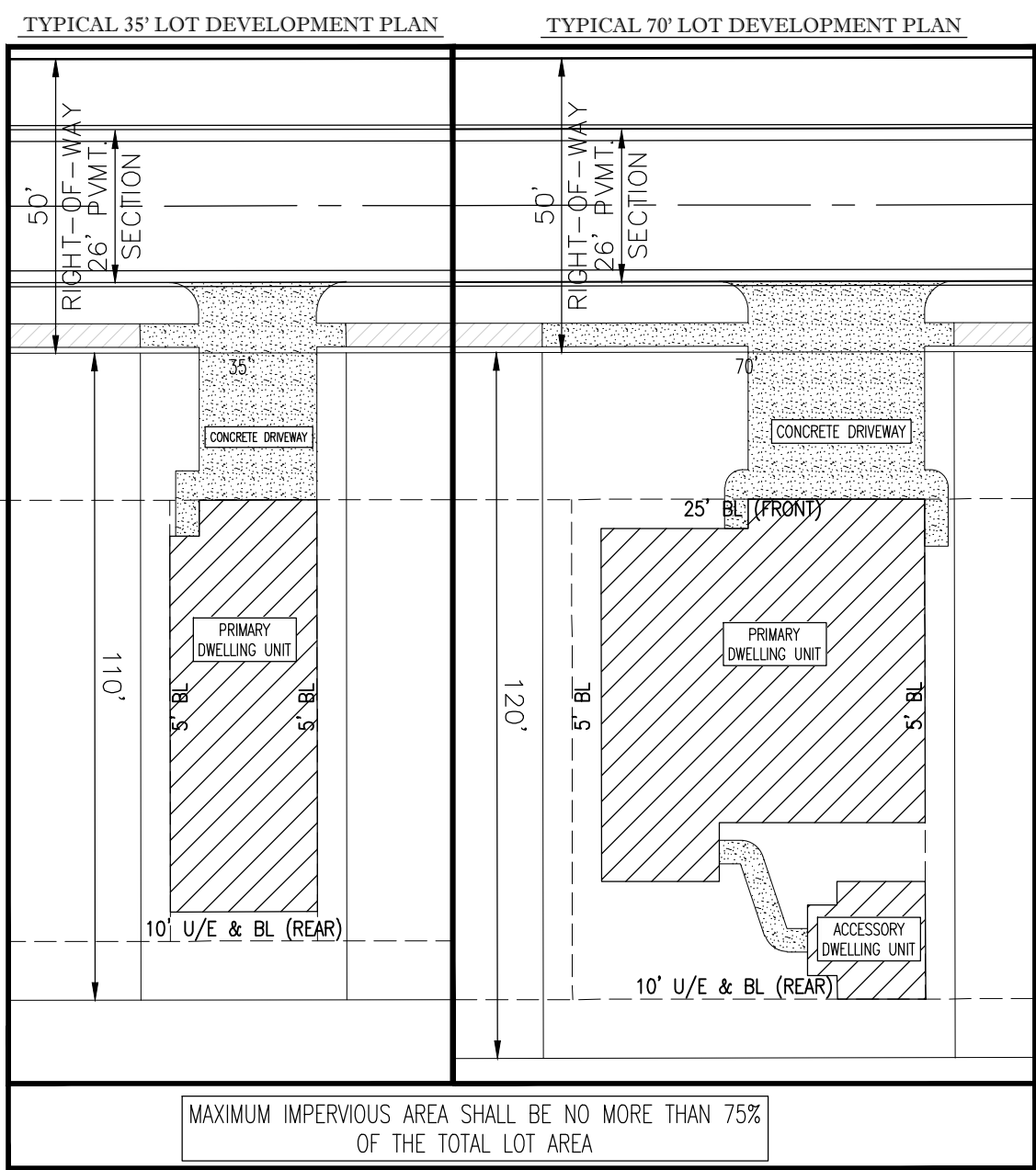
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	53.81'	200.00'	015°14'36"	N81° 29' 32"E
C2	55.98'	200.00'	016°02'28"	N81° 53' 27"E
C3	31.23'	200.00'	008°56'31"	N81° 38' 29"E
C4	34.01'	200.00'	009°44'40"	N85° 02' 20"E
C5	48.42'	100.00'	027°44'38"	S13° 46' 58"W
C6	261.61'	200.00'	014°56'43"	S09° 49' 03"E
C7	70.57'	200.00'	028°13'03"	S37° 10' 53"E
C8	77.74'	500.00'	008°54'29"	S66° 52' 01"W
C9	243.47'	155.00'	090°00'00"	S26° 19' 16"W
C10	233.21'	1500.00'	008°54'29"	S37° 07' 50"E
C11	19.76'	200.00'	005°39'40"	S68° 28' 26"W
C12	54.85'	351.49'	008°54'29"	S66° 52' 01"W
C13	180.42'	350.00'	026°15'38"	S14° 27' 24"E
C14	52.70'	141.49'	028°28'17"	N16° 50' 12"W
C15	296.74'	630.08'	026°59'01"	N13° 34' 50"W
C16	31.92'	350.00'	005°13'29"	N87° 11' 17"E
C17	36.32'	400.00'	005°12'07"	N87° 29' 16"W
C18	94.88'	200.00'	027°10'52"	N76° 29' 54"W
C19	114.92'	243.27'	037°10'43"	N76° 29' 50"W
C20	209.23'	200.00'	059°56'23"	S59° 56' 37"W
C21	106.25'	200.00'	030°26'17"	S14° 45' 17"W
C22	66.67'	200.00'	019°05'56"	N09° 38' 09"W
C23	59.22'	200.00'	016°57'50"	N10° 42' 13"W
C24	84.28'	200.00'	024°08'45"	N11° 59' 02"E
C25	84.28'	200.00'	024°08'36"	N11° 59' 07"E
C26	75.69'	640.57'	006°40'15"	N03° 28' 16"W
C27	145.33'	200.00'	041°38'01"	N09° 09' 26"E
C28	29.96'	466.62'	003°40'41"	N05° 34' 41"W
C29	145.19'	328.49'	025°19'27"	N41° 58' 13"W
C30	149.70'	970.99'	008°50'07"	N23° 08' 45"W
C31	535.67'	730.79'	041°12'50"	N07° 00' 20"W
C32	67.04'	700.00'	025°29'13"	S08° 03' 01"W
C33	140.52'	799.97'	010°03'52"	S05° 45' 42"W
C34	23.63'	53.00'	025°52'49"	S18° 40' 59"E
C35	4.78'	185.48'	001°28'36"	N88° 22' 32"E
C36	31.39'	505.00'	003°33'39"	N08° 03' 01"W
C37	9.05'	780.00'	000°39'53"	S02° 49' 57"E

OWNER/DEVELOPER

ST. JAMES PARK, LLC
770 W. ROCK CREEK RD.,
SUITE 103
NORMAN, OK 73069
PH: 405.364.3225

LOT COUNT:

SINGLE-FAMILY RESIDENTIAL 373 LOTS
SINGLE-FAMILY RESIDENTIAL 95.08 ACRES
RESIDENTIAL DENSITY 3.92 LOTS PER ACRE

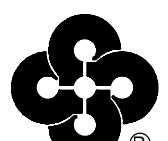


LEGEND

BL BUILDING LIMIT LINE
D/E DRAINAGE EASEMENT
EX EXISTING
L.N.A. LIMITS OF NO ACCESS
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT
S/E SIDEWALK EASEMENT (3')

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.73'	S89° 06' 32"W
L2	31.40'	S89° 07' 32"W
L3	30.51'	N89° 06' 30"E
L4	8.16'	N00° 05' 20"W
L5	24.89'	S78° 21' 28"E
L6	11.87'	S27° 34' 37"E
L7	32.90'	N62° 55' 39"E
L8	35.36'	S72° 04' 21"E
L9	35.36'	S17° 55' 39"W
L10	60.10'	S23° 43' 34"E
L11	60.10'	S27° 04' 21"E
L12	50.33'	N89° 57' 16"E
L13	33.67'	N42° 16' 17"E
L14	31.92'	S87° 19' 43"W
L15	7.06'	S45° 38' 22"W
L16	70.00'	S00° 05' 57"E
L17	35.83'	S45° 48' 10"E
L18	60.00'	N86° 50' 07"E
L19	34.22'	N44° 38' 30"E
L20	37.23'	S06° 48' 41"E
L21	50.00'	N83° 08' 38"E
L22	39.97'	N00° 27' 51"W

PRELIMINARY PLAT - ST. JAMES PARK



Crafton Tull
architectural [engineering] surveying
405.787.6270 | 405.787.6271
www.craftontull.com

SHEET NO.: 1 OF 1
DATE: 07/29/2025
PROJECT NO.: 22604600

DISCLAIMER OF WARRANTIES:
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