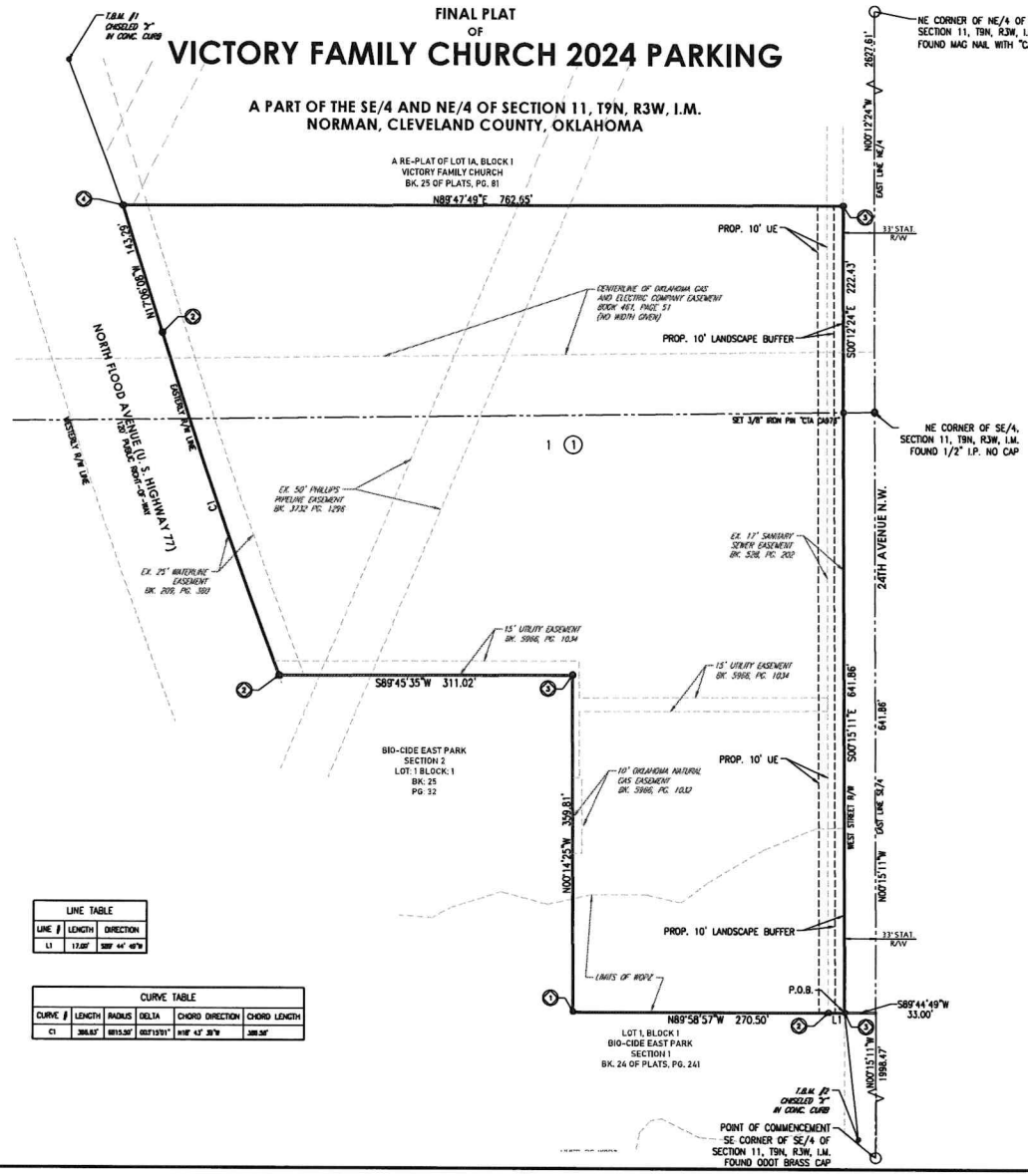
FINAL PLAT
OF
VICTORY FAMILY CHURCH 2024 PARKING

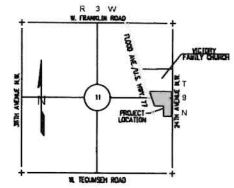
A PART OF THE SE/4 AND NE/4 OF SECTION 11, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

SCALE: 1" = 60'

GRAPHIC SCALE IN FEET
60 0 60

BASIS OF BEARING = EAST LINE OF THE SE/4 OF SECTION 11, T9N, R3W, I.M. (N00°15'11"W)





LOCATION MAP
SCALE: 1" = 2000'

T.B.M. #1 CHISELED "X" IN CONCRETE CURB
NORTHING: 705330.6210 EASTING: 2123850.2250 ELEV.: 1162.71 ft

T.B.M. #2 CHISELED "X" IN CONCRETE CURB
NORTHING: 704179.4040 EASTING: 2124688.5170 ELEV.: 1156.48 ft

- SET 3/8" IRON PIN "CTA CA873"
- FOUND 1/2" IRON PIN DTN "CA6301"
- FOUND 1/2" IRON PIN NO CAP
- FOUND 1/2" IRON PIN "CA2054"

LEGEND	
P.O.B.	POINT OF BEGINNING
EX.	EXISTING
BK.	BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
(STAT.)	STATUTORY

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	17.00'	S89° 44' 49"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	366.85'	6815.55'	03°13'01"	N18° 43' 39"W	366.36'

(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE WATER QUALITY PROTECTION ZONE (WQPZ) EASEMENT EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH [SUBSECTION] 19-514(E) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HERE BY 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 VICTORY FAMILY CHURCH 2024 PARKING. 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 CONTROLLING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNER(S). 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

NOTES

1. 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.
2. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS: MAGNETIC NAIL WITH WASHER STAMPED "CTA CA873" FOR ALL PAVED SURFACES.
3. PROPERTY CORNER MONUMENTS SET SHALL BE: 3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA873".
4. ALL IMPROVEMENTS LOCATED WITHIN THE PHILLIPS 66 50' RIGHT OF WAY AND THE 100' NO BUILD AREA HAS BEEN APPROVED BY PHILLIPS 66, ENCROACHMENT AGREEMENT # R 2016-5432.
5. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE WATER QUALITY PROTECTION ZONE (WQPZ) EASEMENT EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH [SUBSECTION] 19-514(E) OF THE NORMAN CITY CODE.
6. ANY ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED UPON IN PLACE OF LEGAL DESCRIPTION.

FINAL PLAT
VICTORY FAMILY CHURCH 2024 PARKING

Crafton Tull
engineering | surveying
www.crafttull.com

SHEET NO.: 2 OF 2
DATE: 7/30/2025
PROJECT NO.: 24608600