

LEGEND

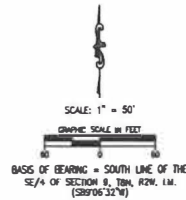
P.O.B.
EX.
R/W
BL.
U/E
D/E
(HW)
L.M.A.

POINT OF BEGINNING
EXISTING
RIGHT-OF-WAY
BUILDING LIMIT LINE
UTILITY EASEMENT
DRAINAGE EASEMENT
NONRADIAL LINE
LIMITS OF NO ACCESS

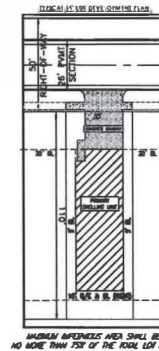
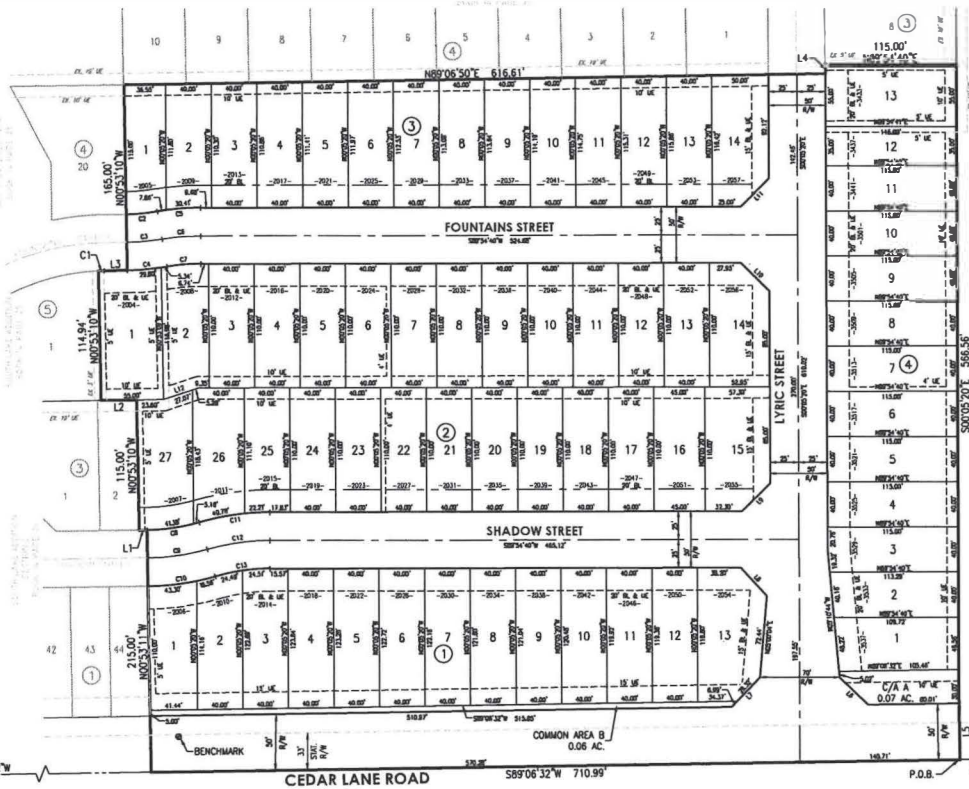
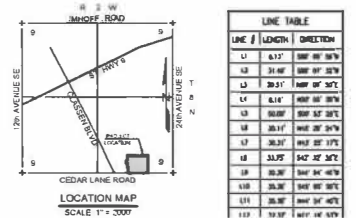
BENCHMARK:

SET MONUMENT CTA BRASS CAP

NORTHING: 670,836.137
EASTING: 2,144,468.357
ELEV. = 1176.168 (NAVD 88)



FINAL PLAT/FINAL SITE DEVELOPMENT PLAN OF ST JAMES PARK SECTION 7 A PLANNED UNIT DEVELOPMENT A PART OF THE SE/4 OF SECTION 9, T8N, R2W, I.M. CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



CURVE #	LENGTH	BACKS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	4.76'	S89°06'32"	S89°06'32"	S89°06'32"	4.76'
C2	22.00'	S89°06'32"	S89°06'32"	S89°06'32"	22.00'
C3	38.20'	S89°06'32"	S89°06'32"	S89°06'32"	38.20'
C4	35.14'	S89°06'32"	S89°06'32"	S89°06'32"	35.14'
C5	38.20'	S89°06'32"	S89°06'32"	S89°06'32"	38.20'
C6	38.20'	S89°06'32"	S89°06'32"	S89°06'32"	38.20'
C7	38.20'	S89°06'32"	S89°06'32"	S89°06'32"	38.20'
C8	48.20'	S89°06'32"	S89°06'32"	S89°06'32"	48.20'
C9	53.21'	S89°06'32"	S89°06'32"	S89°06'32"	53.21'
C10	38.20'	S89°06'32"	S89°06'32"	S89°06'32"	38.20'
C11	38.20'	S89°06'32"	S89°06'32"	S89°06'32"	38.20'
C12	38.20'	S89°06'32"	S89°06'32"	S89°06'32"	38.20'
C13	48.20'	S89°06'32"	S89°06'32"	S89°06'32"	48.20'

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 SECTION 7; 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 improvements does not interfere with the function of the Detention Facility.

NOTES

- This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma Statutes.
- Monuments shall be as follows:
Magnetic nail with washer stamped "C/A C803" for all Paved Surfaces or
3/8" Iron Rod with a Plastic Cap stamped "C/A C803"
- Maintenance of the Common Areas and Easements in Public Rights-of-Way shall be the responsibility of the Property Owners Association. All maintenance, storage of material, grading, fill, or other obstructions, other than necessary or permitted shall be placed within the drainage related common areas and/or drainage easement. Certain common areas such as, but not limited to, water, drainage, storm, and other, shall be permitted to be used in a manner to meet the requirements specified above.
- A sidewalk shall be required on each lot and must be installed prior to the issuance of an occupancy permit.
- Seawalls along common areas are the responsibility of the designer and must be installed prior to filing the final plat.
- Any easements shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon as a source of legal description.

FINAL PLAT/FINAL SITE DEVELOPMENT PLAN
ST. JAMES PARK SECTION 7 - A PLANNED UNIT DEVELOPMENT

Crafton Tull

607 North Main Street
Norman, Oklahoma 73069
405.261.1111 | 405.261.1112
www.craftontull.com

SHEET NO.: 2 OF 2
DATE: 07/08/2026
PROJECT NO.: 22610700

