REVISED PRELIMINARY PLAT

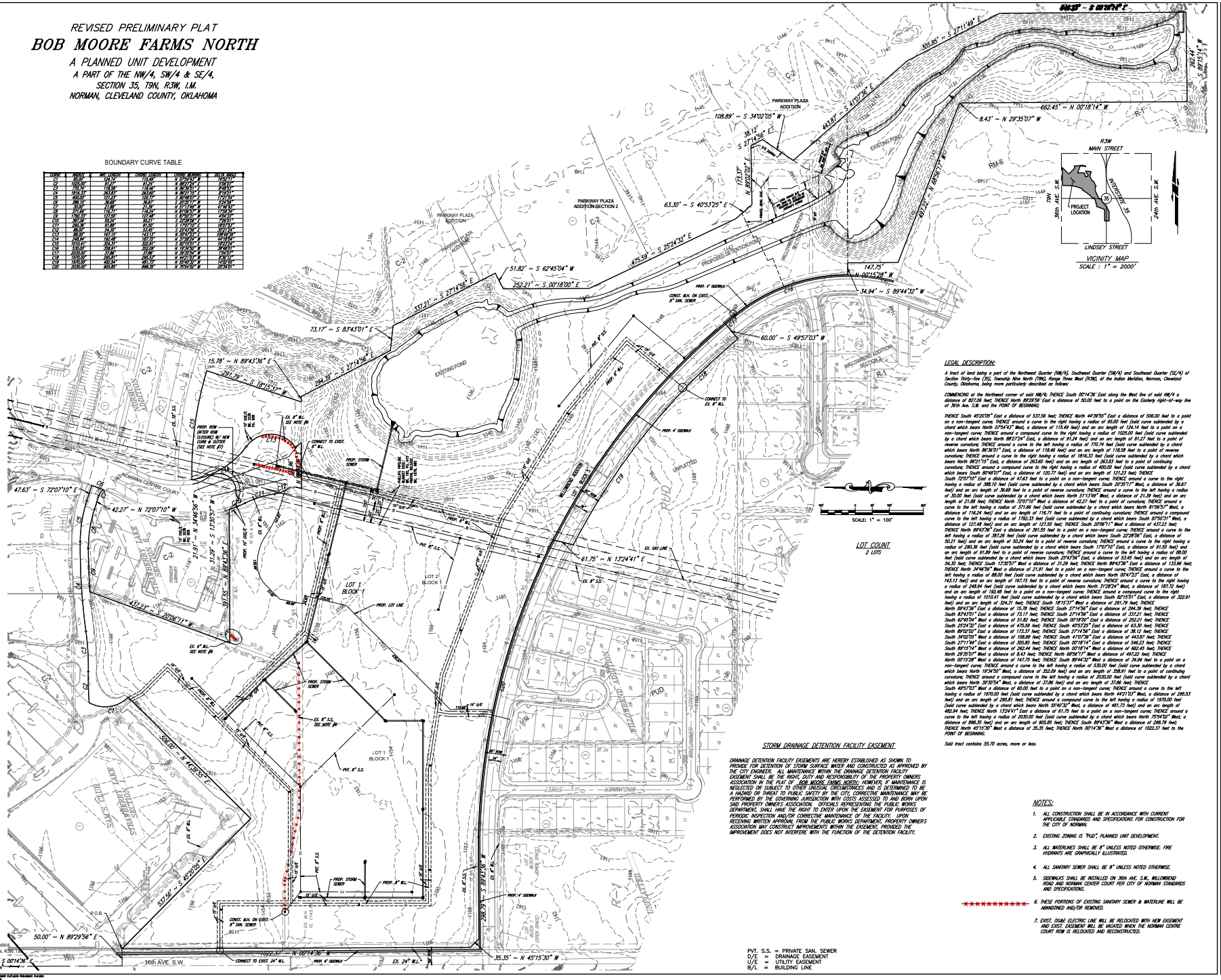
BOB MOORE FARMS NORTH

A PLANNED UNIT DEVELOPMENT

A PART OF THE NW/4, SW/4 & SE/4,
SECTION 35, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	85.00'	134.19'	119.48'	N 59°54'41" E	90°45'11"
C2	1025.00'	91.27'	91.24'	N 89°22'24" E	5°06'07"
C3	770.76'	118.58'	118.46'	N 86°36'01" E	8°48'51"
C4	1816.31'	263.03'	263.00'	N 88°21'15" E	8°17'31"
C5	400.00'	131.33'	130.70'	S 80°48'00" E	19°11'04"
C6	360.10'	16.68'	16.67'	S 87°09'11" E	2°39'34"
C7	30.00'	115.86'	115.39'	N 51°17'06" W	221°16'21"
C8	371.68'	116.71'	116.24'	N 81°06'51" W	17°59'35"
C9	1790.33'	127.50'	127.48'	S 86°30'11" W	4°04'31"
C10	362.42'	30.13'	30.12'	S 85°01'01" W	4°46'35"
C11	295.81'	31.00'	31.00'	S 70°01'05" E	6°00'04"
C12	66.00'	54.37'	53.00'	S 50°01'05" E	47°12'00"
C13	66.00'	160.15'	243.11'	N 37°01'05" E	138°48'59"
C14	248.94'	192.49'	187.72'	N 37°01'05" E	44°18'00"
C15	1010.41'	324.31'	322.91'	S 42°15'01" E	18°23'01"
C16	530.00'	358.91'	352.09'	N 19°34'00" E	38°47'59"
C17	2030.00'	37.86'	37.86'	N 30°30'54" W	1°04'01"
C18	1970.00'	295.53'	295.27'	N 41°21'03" W	8°36'01"
C19	1970.00'	482.94'	481.73'	N 50°40'32" W	14°03'01"
C20	2030.00'	905.85'	898.35'	N 39°42'36" W	25°35'01"



VICINITY MAP
SCALE : 1" = 2000'

LOT COUNT
2 LOTS

LEGAL DESCRIPTION:

A tract of land being a part of the Northwest Quarter (NW/4), Southwest Quarter (SW/4) and Southeast Quarter (SE/4) of Section Thirty-five (35), Township Nine North (T9N), Range Three West (R3W), of the Indian Meridian, Normon, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; THENCE South 00°14'36" East along the West line of said NW/4 a distance of 827.06 feet; THENCE North 89°29'56" East a distance of 50.00 feet to a point on the Easterly right-of-way line of 36th Ave. S.W. and the POINT OF BEGINNING;

THENCE South 45°20'05" East a distance of 537.56 feet; THENCE North 44°19'55" East a distance of 506.00 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 85.00 feet (sold curve subtended by a chord which bears North 07°54'43" West, a distance of 115.49 feet) and an arc length of 124.14 feet to a point on a non-tangent curve; THENCE around a compound curve to the right having a radius of 1025.00 feet (sold curve subtended by a chord which bears North 88°27'24" East, a distance of 91.24 feet) and an arc length of 91.27 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 770.76 feet (sold curve subtended by a chord which bears North 86°36'01" East, a distance of 118.46 feet) and an arc length of 118.58 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 1816.33 feet (sold curve subtended by a chord which bears North 88°21'15" East, a distance of 263.60 feet) and an arc length of 263.03 feet to a point of continuing curvature; THENCE around a compound curve to the right having a radius of 400.00 feet (sold curve subtended by a chord which bears South 80°48'00" East, a distance of 130.71 feet) and an arc length of 131.33 feet; THENCE South 70°07'10" East a distance of 47.63 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 388.10 feet (sold curve subtended by a chord which bears South 20°05'17" West, a distance of 36.67 feet) and an arc length of 36.68 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 30.00 feet (sold curve subtended by a chord which bears North 51°13'18" West, a distance of 21.39 feet) and an arc length of 21.88 feet; THENCE North 72°07'10" West a distance of 42.27 feet to a point of curvature; THENCE around a curve to the left having a radius of 371.68 feet (sold curve subtended by a chord which bears North 81°06'51" West, a distance of 116.24 feet) and an arc length of 116.71 feet to a point of continuing curvature; THENCE around a compound curve to the left having a radius of 1790.33 feet (sold curve subtended by a chord which bears South 87°50'11" West, a distance of 127.48 feet) and an arc length of 127.50 feet; THENCE South 20°06'11" West a distance of 437.23 feet; THENCE North 89°43'36" East a distance of 391.55 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 387.26 feet (sold curve subtended by a chord which bears South 22°28'36" East, a distance of 50.21 feet) and an arc length of 50.24 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 290.36 feet (sold curve subtended by a chord which bears South 17°07'10" East, a distance of 91.50 feet) and an arc length of 91.89 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 88.00 feet (sold curve subtended by a chord which bears South 29°43'56" East, a distance of 53.45 feet) and an arc length of 54.30 feet; THENCE South 13°30'57" West a distance of 31.29 feet; THENCE North 89°43'36" East a distance of 133.96 feet; THENCE North 34°46'56" West a distance of 21.91 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 88.00 feet (sold curve subtended by a chord which bears North 00°47'23" East, a distance of 143.11 feet) and an arc length of 167.15 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 248.94 feet (sold curve subtended by a chord which bears North 31°28'24" West, a distance of 187.72 feet) and an arc length of 192.49 feet to a point on a non-tangent curve; THENCE around a compound curve to the right having a radius of 1010.41 feet (sold curve subtended by a chord which bears South 62°15'01" East, a distance of 322.91 feet) and an arc length of 324.31 feet; THENCE South 18°13'37" West a distance of 291.79 feet; THENCE North 89°43'36" East a distance of 15.78 feet; THENCE South 27°14'56" East a distance of 294.39 feet; THENCE South 83°43'01" East a distance of 73.17 feet; THENCE South 27°14'56" East a distance of 337.21 feet; THENCE South 62°45'04" West a distance of 51.82 feet; THENCE South 00°18'00" East a distance of 252.21 feet; THENCE South 25°24'39" East a distance of 475.59 feet; THENCE South 40°53'25" East a distance of 63.30 feet; THENCE North 89°51'32" East a distance of 173.37 feet; THENCE South 27°14'56" East a distance of 38.12 feet; THENCE South 34°02'05" West a distance of 108.89 feet; THENCE South 41°07'38" East a distance of 443.87 feet; THENCE South 27°11'49" East a distance of 395.85 feet; THENCE South 00°18'14" East a distance of 546.23 feet; THENCE South 89°15'14" West a distance of 262.44 feet; THENCE South 00°18'14" West a distance of 662.45 feet; THENCE North 29°35'07" West a distance of 8.43 feet; THENCE North 68°56'17" West a distance of 497.22 feet; THENCE North 00°15'28" West a distance of 147.75 feet; THENCE South 89°44'32" West a distance of 34.94 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 530.00 feet (sold curve subtended by a chord which bears North 19°34'00" West, a distance of 352.09 feet) and an arc length of 358.91 feet to a point of continuing curvature; THENCE around a compound curve to the left having a radius of 2030.00 feet (sold curve subtended by a chord which bears North 30°30'54" West, a distance of 37.86 feet) and an arc length of 37.86 feet; THENCE South 49°57'03" West a distance of 60.00 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 1970.00 feet (sold curve subtended by a chord which bears North 41°21'03" West, a distance of 295.53 feet) and an arc length of 295.81 feet; THENCE around a compound curve to the left having a radius of 1970.00 feet (sold curve subtended by a chord which bears North 50°40'32" West, a distance of 481.73 feet) and an arc length of 482.94 feet; THENCE North 13°24'41" East a distance of 61.75 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 2030.00 feet (sold curve subtended by a chord which bears North 25°34'02" West, a distance of 898.35 feet) and an arc length of 905.85 feet; THENCE South 89°43'36" West a distance of 298.79 feet; THENCE North 45°15'30" West a distance of 35.35 feet; THENCE North 00°14'36" West a distance of 1022.37 feet to the POINT OF BEGINNING.

Said tract contains 55.70 acres, more or less.

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 BOB MOORE FARMS NORTH; HOWEVER, IF MAINTENANCE IS NEGLECTED ON 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 BORNE UPON SAID PROPERTY OWNER'S 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 OWNER'S ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
2. EXISTING ZONING IS "PUD", PLANNED UNIT DEVELOPMENT.
3. ALL WATERLINES SHALL BE 8" UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GRAPHICALLY ILLUSTRATED.
4. ALL SANITARY SEWER SHALL BE 8" UNLESS NOTED OTHERWISE.
5. SIDEWALKS SHALL BE INSTALLED ON 36th AVE. S.W., WILLOWBEND ROAD AND NORMAN CENTER COURT PER CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
6. THESE PORTIONS OF EXISTING SANITARY SEWER & WATERLINE WILL BE ABANDONED AND/OR REMOVED.
7. EXIST. OG&E ELECTRIC LINE WILL BE RELOCATED WITH NEW EASEMENT AND EXIST. EASEMENT WILL BE VACATED WHEN THE NORMAN CENTRE COURT ROW IS RELOCATED AND RECONSTRUCTED.

PVT. S.S. = PRIVATE SAN. SEWER
D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
B/L = BUILDING LINE

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OWNER:
BOB MOORE FARMS NORTH, LLC
700 N.W. 5th ST. #800
OKLAHOMA CITY, OKLAHOMA 73102

Engineer:
SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106
(405) 232-7715

NOT VALID FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER D. ANDERSON 19285 OKLAHOMA U.S.A.
UNLESS SEALED IN THIS BLOCK

BOB MOORE FARMS NORTH
36TH AVE. N.W. & WILLOWBEND RD.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
815 W. Main St. Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7399
OKLAHOMA CERTIFICATE OF AUTHORIZATION #6 CA, #64 EXP. 06/30/2011

By:	Date:
Thomas Jeff Bell Licensed	06/30/2009

PROJECT NO.: 0639.00
DATE: 2/02/09
SCALE: 1" = 100'
DRAWN: BY:D.G.
ENGINEER:
P.E. NUMBER:

REVISED PRELIMINARY PLAT

SHEET NO.
1