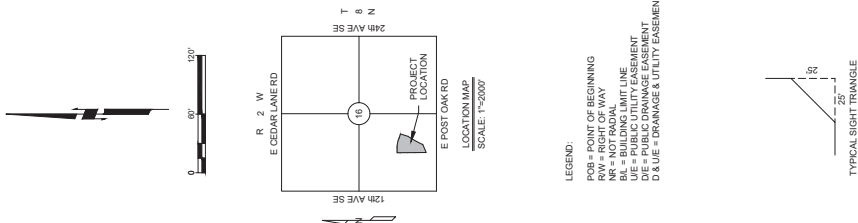
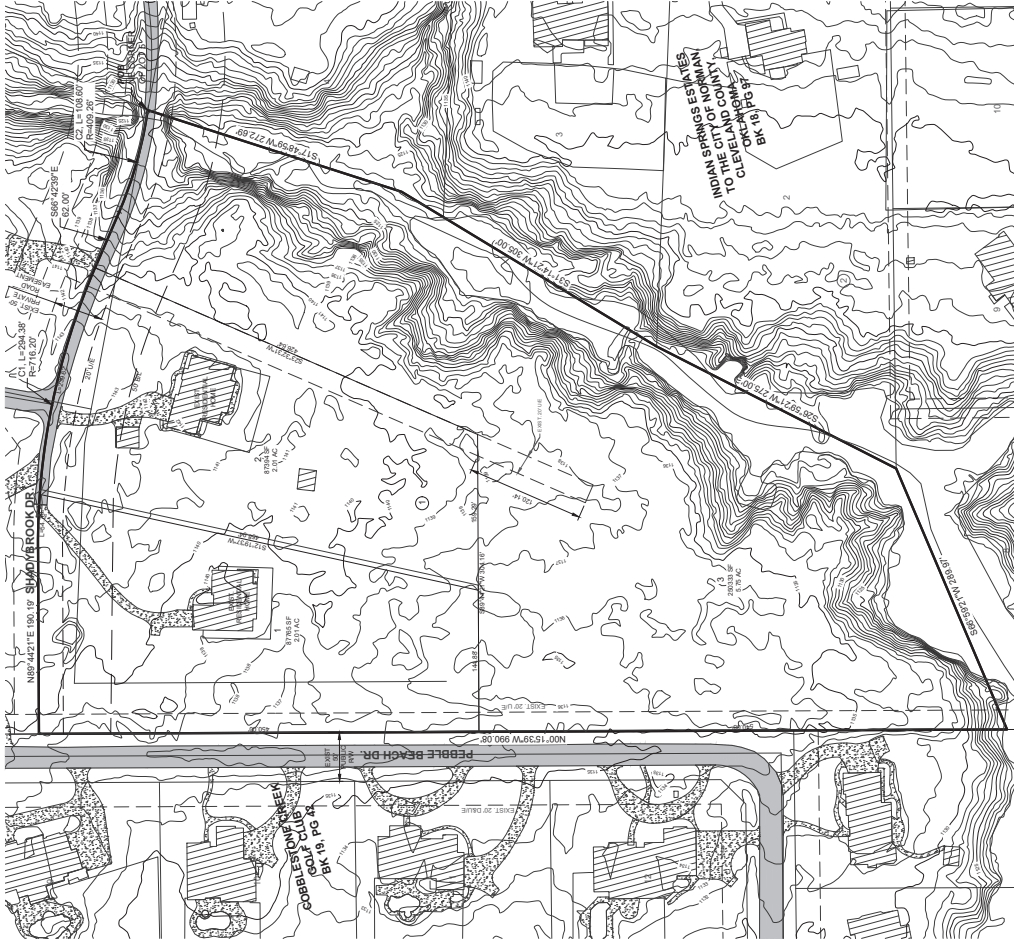


PRELIMINARY PLAT
of

1508 SHADYBROOK DRIVE
BEING A REPLAT OF LOTS 6, 7 & 8, BLOCK 2 OF INDIAN SPRINGS ESTATES
AND BEING A PART OF THE SW¼ OF SEC. 16, T8N, R2W, 11M.,
AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

Curve Table				
Curve #	Length	Radius	Tangent	Chord Direction
C1	294.38'	716.20'	149.30'	S78°20'09"E
C2	108.60'	409.26'	54.62'	S74°18'47"E



LEGEND:
POB = POINT OF BEGINNING
RW = RIGHT OF WAY
NR = NOT RADIAL
UE = PUBLIC UTILITY EASEMENT
DIE = PUBLIC DRAINAGE EASEMENT
D & UE = DRAINAGE & UTILITY EASEMENT

PROPERTY DESCRIPTION

A tract of land being a part of the Southwest Quarter (SW¼) of Section Sixteen (16), Township 8 North, Range 2 West, 11th Meridian, Cleveland County, Oklahoma, and being a part of Lot Five (5), Six (6) and Seven (7), Block Two (2) of Indian Springs Estates recorded in Book 8 of Plats, Page 97, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of said Lot 5;

THENCE South 17°48'59" West, along and with the East line of said Lot 5 a distance of 272.69 feet to the Southeast (SE) Corner of said Lot 5;

THENCE South 31°14'21" West, along and with the East line of said Lot 5 and Lot 7, a distance of 305.00 feet;

THENCE South 26°59'21" West, continuing along and with the East line of said Lot 7, a distance of 275.00 feet to the Southeast (SE) Corner of said Lot 7;

THENCE South 69°59'21" West, along and with the South line of said Lot 7, a distance of 289.97 feet to the Southwest (SW) Corner of said Lot 7;

THENCE North 00°15'30" West, along and with the West line of said Plat Indian Springs Estates, a distance of 990.08 feet to the Northwest (NW) Corner of said Lot 5;

THENCE North 89°44'21" East, along and with the North line of said Lot 5, a distance of 190.19 feet;

THENCE continuing along the North line of said Lot 5, on a curve to the right having a radius of 716.20 feet, a short bearing of South 78°20'09" East, a chord height of 292.31 feet and an arc length of 294.38 feet;

THENCE South 69°42'39" East, continuing along the North line of said Lot 5, a distance of 63.00 feet;

THENCE continuing along the North line of said Lot 5, on a curve to the left having a radius of 716.20 feet, a short bearing of North 78°20'09" East, a chord height of 292.31 feet and an arc length of 294.38 feet;

THENCE North 89°44'21" East, continuing along the North line of said Lot 5, a distance of 190.19 feet and an arc length of 108.60 feet to the POINT OF BEGINNING.

Containing 425.493 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane, NAD 83) and adjusted to true North by the U.S. Survey Feet.

Bearings must be noted as true (000°00'00") to make the bearing closure on said Plat Indian Springs Estates recorded in Book 8 of Plats, Page 97.

NOTES:

1. ALL LOTS WILL UTILIZE PRIVATE SEWER SYSTEMS THAT SHALL BE APPROVED BY CODE.

ENGINEER

JOHNSON & ASSOCIATES, INC.
1 E. SHERIDAN AVE., SUITE 200
OKLAHOMA CITY, OKLAHOMA 73104
(405) 235-8075

TOTAL ACRES = 9.7680

TOTAL UNITS = 3

EXISTING ZONING = RESIDENTIAL ESTATES

PROPOSED ZONING = RESIDENTIAL ESTATES

PRELIMINARY PLAT
of

1508 SHADYBROOK DRIVE

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
Certified Professional Engineer - State of Oklahoma
No. 10000 - Exp. Date 10-30-2027

