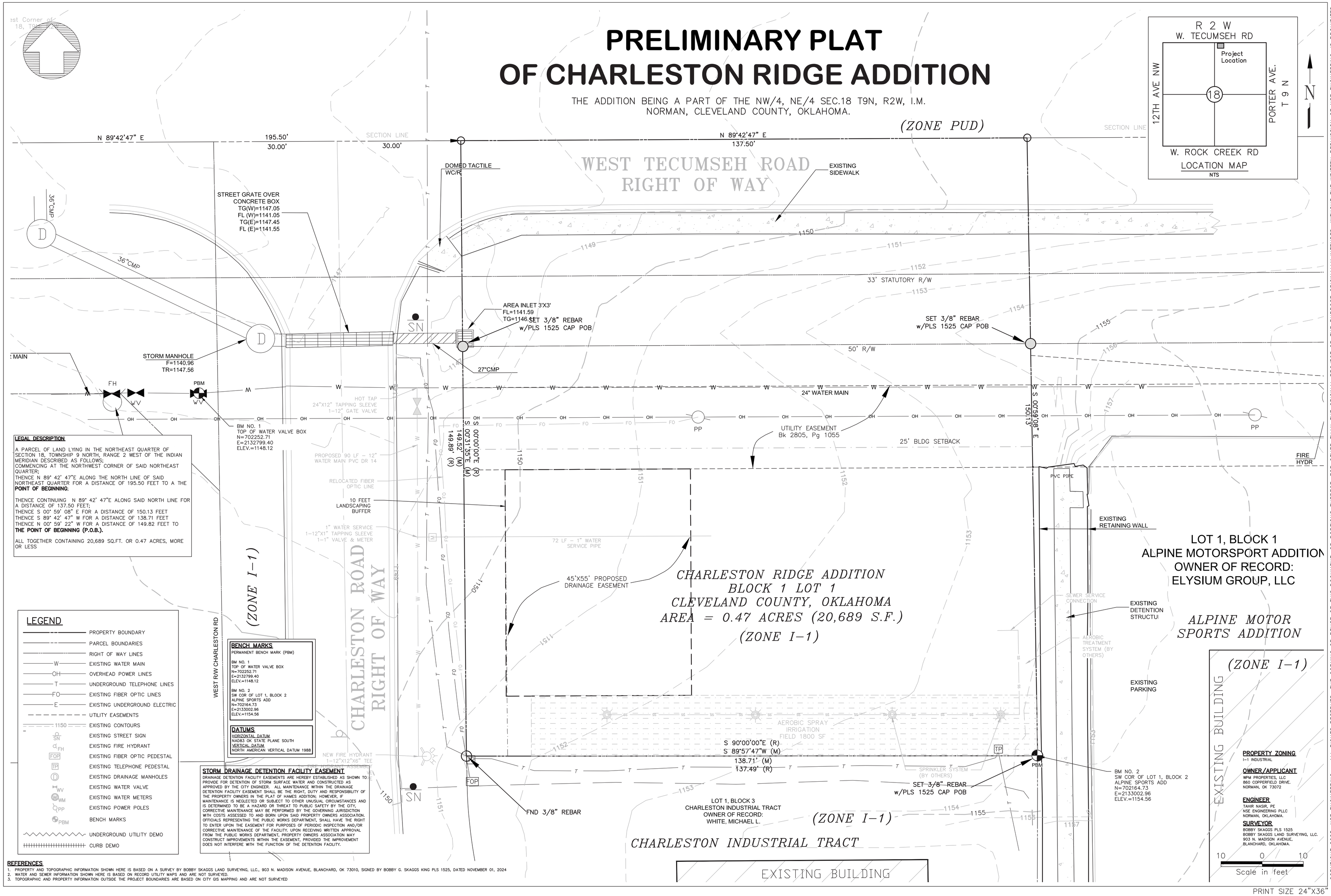
PRELIMINARY PLAT
OF CHARLESTON RIDGE ADDITION

THE ADDITION BEING A PART OF THE NW/4, NE/4 SEC.18 T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA.



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;
THENCE N 89° 42' 47"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 195.50 FEET TO A THE **POINT OF BEGINNING**;

THENCE CONTINUING N 89° 42' 47"E ALONG SAID NORTH LINE FOR A DISTANCE OF 137.50 FEET;
THENCE S 00° 59' 08" E FOR A DISTANCE OF 150.13 FEET
THENCE S 89° 42' 47" W FOR A DISTANCE OF 138.71 FEET
THENCE N 00° 59' 22" W FOR A DISTANCE OF 149.82 FEET TO **THE POINT OF BEGINNING (P.O.B.).**

ALL TOGETHER CONTAINING 20,689 SQ.FT. OR 0.47 ACRES, MORE OR LESS

LEGEND

- PROPERTY BOUNDARY
- PARCEL BOUNDARIES
- RIGHT OF WAY LINES
- W — EXISTING WATER MAIN
- OH — OVERHEAD POWER LINES
- T — UNDERGROUND TELEPHONE LINES
- FO — EXISTING FIBER OPTIC LINES
- E — EXISTING UNDERGROUND ELECTRIC
- UTILITY EASEMENTS
- 1150 — EXISTING CONTOURS
- SN — EXISTING STREET SIGN
- FH — EXISTING FIRE HYDRANT
- FOP — EXISTING FIBER OPTIC PEDESTAL
- TP — EXISTING TELEPHONE PEDESTAL
- D — EXISTING DRAINAGE MANHOLES
- WV — EXISTING WATER VALVE
- WM — EXISTING WATER METERS
- PP — EXISTING POWER POLES
- PBM — BENCH MARKS
- UNDERGROUND UTILITY DEMO
- CURB DEMO

BENCH MARKS

PERMANENT BENCH MARK (PBM)

BM NO. 1
TOP OF WATER VALVE BOX
N=702252.71
E=2132799.40
ELEV.=1148.12

BM NO. 2
SW COR OF LOT 1, BLOCK 2
ALPINE SPORTS ADD
N=702164.73
E=2133002.96
ELEV.=1154.56

DATUMS

HORIZONTAL DATUM
NAD83 OK STATE PLANE SOUTH
VERTICAL DATUM
NORTH AMERICAN VERTICAL DATUM 1988

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 IN THE PLAT OF HAMES ADDITION; 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.

REFERENCES

1. PROPERTY AND TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED ON A SURVEY BY BOBBY SKAGGS LAND SURVEYING, LLC., 903 N. MADISON AVENUE, BLANCHARD, OK 73010, SIGNED BY BOBBY G. SKAGGS KING PLS 1525, DATED NOVEMBER 01, 2024
2. WATER AND SEWER INFORMATION SHOWN HERE IS BASED ON RECORD UTILITY MAPS AND ARE NOT SURVEYED.
3. TOPOGRAPHIC AND PROPERTY INFORMATION OUTSIDE THE PROJECT BOUNDARIES ARE BASED ON CITY GIS MAPPING AND ARE NOT SURVEYED

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OKLAHOMA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #4475
EXPIRES JUNE 30, 2025

TAHIR M. NASIR, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF OKLAHOMA LICENSE No.18516
EXPIRES OCTOBER 31, 2026

SEAL

CHARLESTON RIDGE
-
3520 CHARLESTON ROAD
NORMAN, OKLAHOMA
SHEET TITLE: PRELIMINARY PLAT PLAN

Revisions

Issue Date
03.5.2025

Project No.
2419

Sheet No.
P-PLAT