STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN ON PLAT FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENTS SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF "VILLAS AT ASHTON GROVE, SECTION 1" 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 CONTRACTOR, JURISDICTION WITH COST REIMBURSED TO AND BORNE UPON AND PROPERTY OWNERS ASSOCIATION. OVERALL PERFORMANCE THE PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR INSPECTIONS OR PERIODIC INSPECTION AND/OR COMPLETING MAINTENANCE OF THE FACILITY, UPON REASONABLE WRITTEN ADVANCE NOTICE THE OWNERS PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

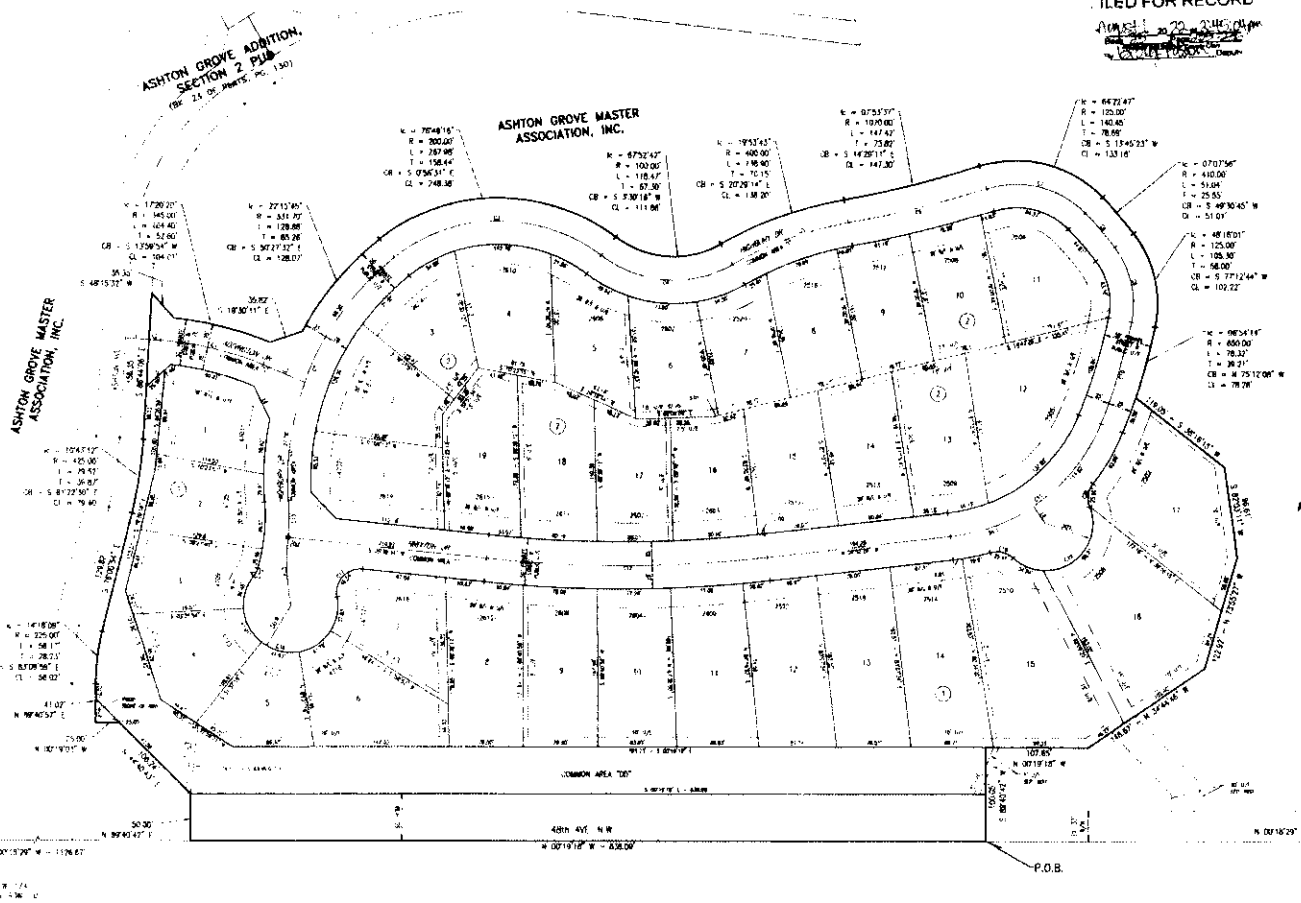
CURVE TABLE

LINE TABLE

FINAL PLAT
VILLAS AT ASHTON GROVE, SECTION 1
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 15, T9N, R3W I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

Book R 22022-19 BT, P 8 28 P. 226 PL
08/01/2022 02:45:04 PM Pages: 2
Cleveland County Clerk OK - Tonny Bettman

COUNTY OF CLEVELAND
FILED FOR RECORD



NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET

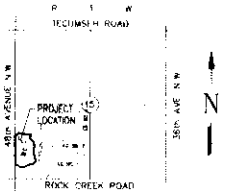
LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (S.W. 1/4) of Section Fifteen (15), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Southwest corner of said S.W. 1/4; THENCE North 00°19'18" West along the West line of said S.W. 1/4 a distance of 875.37' feet to the POINT OF BEGINNING;

THENCE continuing North 00°19'18" West along said West line a distance 838.09 feet; THENCE North 89°40'42" East a distance of 50.00 feet; THENCE North 44°40'45" East a distance of 108.24 feet; THENCE North 00°19'03" West a distance of 25.00 feet; THENCE North 89°40'57" East a distance of 41.02 feet to a point of curvature; THENCE around a curve to the right having a radius of 225.00 feet (said curve subtended by a chord which bears South 63°09'38" East, a distance of 54.02 feet) and an arc length of 54.17 feet; THENCE South 76°00'54" East a distance of 139.87 feet to a point of curvature; THENCE around a curve to the left having a radius of 425.00 feet (said curve subtended by a chord which bears South 81°27'10" East, a distance of 79.40 feet) and an arc length of 79.52 feet; THENCE South 86°44'06" East a distance of 156.35 feet; THENCE South 48°15'32" West a distance of 35.35 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 343.00 feet (said curve subtended by a chord which bears South 13°36'34" West, a distance of 104.61 feet) and an arc length of 104.40 feet; THENCE South 19°20'11" East a distance of 35.82 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 331.70 feet (said curve subtended by a chord which bears South 50°27'33" East, a distance of 128.01 feet) and an arc length of 128.68 feet; THENCE around a compound curve to the right having a radius of 200.00 feet (said curve subtended by a chord which bears South 00°56'31" East, a distance of 246.36 feet) and an arc length of 261.86 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 100.00 feet (said curve subtended by a chord which bears South 53°30'19" West, a distance of 111.66 feet) and an arc length of 118.41 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 400.00 feet (said curve subtended by a chord which bears South 30°29'14" East, a distance of 138.00 feet) and an arc length of 138.96 feet; THENCE around a reverse curve to the left having a radius of 1070.00 feet (said curve subtended by a chord which bears South 14°29'11" East, a distance of 147.30 feet) and an arc length of 147.47 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 125.00 feet (said curve subtended by a chord which bears South 13°43'23" West, a distance of 113.19 feet) and an arc length of 140.45 feet; THENCE around a compound curve to the right having a radius of 410.00 feet (said curve subtended by a chord which bears South 49°30'45" West, a distance of 51.01 feet) and an arc length of 51.04 feet; THENCE around a compound curve to the right having a radius of 125.00 feet (said curve subtended by a chord which bears South 77°12'44" West, a distance of 102.22 feet) and an arc length of 105.30 feet; THENCE around a compound curve to the right having a radius of 850.00 feet (said curve subtended by a chord which bears North 75°12'08" West, a distance of 76.28 feet) and an arc length of 76.33 feet; THENCE South 38°18'15" West a distance of 119.05 feet; THENCE South 82°03'11" West a distance of 86.61 feet; THENCE North 73°55'37" West a distance of 122.92 feet; THENCE North 34°44'46" West a distance of 148.67 feet; THENCE North 00°19'18" West a distance of 307.65 feet; THENCE South 89°40'42" West a distance of 100.00 feet to the POINT OF BEGINNING.

Said tract contains 15.95 acres, more or less.



LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1" = 60'

TOTAL LOTS = 35

ASHTON GROVE MASTER ASSOCIATION, INC.

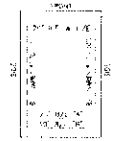
BENCHMARK
BRASS CAP SET IN INTERSECTION OF HIGHWAY 9 & BRITTON WAY
ELEV. = 1130.22

NOTE: COMMON AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION

● SET 1/2" I.P. W/ C.A. 1489 CAP AT ALL PROPERTY CORNERS

C.A. = COMMON AREA
D/E = DRAINAGE EASEMENT
PED/E = PEDESTRIAN EASEMENT
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
"1000" = ADDRESS

TYPICAL BUILDING SETBACKS
NOT TO SCALE



NOTE: THE FRONT YARD SETBACK DISTANCE (B/L "F") SHALL BE APPLIED TO THE PRIMARY STREET LINE.

THE REAR YARD SETBACK DISTANCE (B/L "R") SHALL BE APPLIED TO COMMON OPEN SPACE AREAS, UTILITY EASEMENT LINES.

SETBACKS DEPICTED ON INDIVIDUAL PROPERTY LOTS ARE A MINIMUM OF 25 FEET WITH A MINIMUM OF 7 FEET BETWEEN BUILDINGS.

Date: [illegible]

SMC Consulting Engineers, P.C.
115 E. Main Street
Oklahoma City, OK 73105
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Oklahoma Cert. of Auth. No. 1489