

LEGAL DESCRIPTION

Being a tract of land lying in the Southwest Quarter (SW 1/4) of Section Eight (8), Township Nine North (9N), Range Two West (2W) of the Indian Nation (I.N.), Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

Beginning at the Southwest corner of said SW 1/4;

THENCE South 89°52'27" East along the South line of said SW 1/4 a distance of 110.53 feet;

THENCE North 0°20'53" East a distance of 262.19 feet to a point on the North line of said SW 1/4;

THENCE North 89°52'42" East along said North line a distance of 474.00 feet;

THENCE South 0°20'53" East a distance of 110.53 feet;

THENCE North 89°52'42" East a distance of 140.00 feet;

THENCE North 0°20'53" East a distance of 70.00 feet to a point on the North line of said SW 1/4;

THENCE North 89°52'42" East along said North line a distance of 264.00 feet to the Northeast corner of said SW 1/4;

THENCE South 89°52'42" East along the East line of said SW 1/4 a distance of 262.19 feet to the point of beginning.

Good street corners 70.00' wide, more or less.

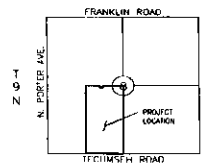
STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN AND FOR THE BENEFIT OF "PINE CREEK ADDITION" AND "PINE CREEK ADDITION II" AND FOR THE BENEFIT OF THE CITY OF NORMAN, OKLAHOMA. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROJECT'S OWNERS ASSOCIATION IN THE PLAT OF "PINE CREEK 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 AUTHORITY WITH LIQUIDATION TO AND FROM THE SAID PROJECT'S OWNERS ASSOCIATION. THEREAFTER, THE PROJECT'S OWNERS ASSOCIATION SHALL HAVE THE RIGHT TO VOTE TO REPAIR THE FACILITY. ANY PERIODIC INSPECTION, ADJUSTIVE CORRECTIVE MAINTENANCE OF THE FACILITY, ANY REPAIRS, REPLACEMENT, REMOVAL, OR OTHER IMPROVEMENTS TO THE FACILITY, WHETHER PERFORMED BY THE PROJECT'S OWNERS ASSOCIATION OR ANY OTHER PARTY, SHALL BE THE RESPONSIBILITY OF THE PROJECT'S OWNERS ASSOCIATION. THE PROJECT'S OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

NOTES:

1. COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.
2. UNLESS OTHERWISE NOTED, 1/2" x 1/2" x 1/2" CA 6552 CAPS WILL BE SET AT ALL PROPERTY CORNERS.

R2W



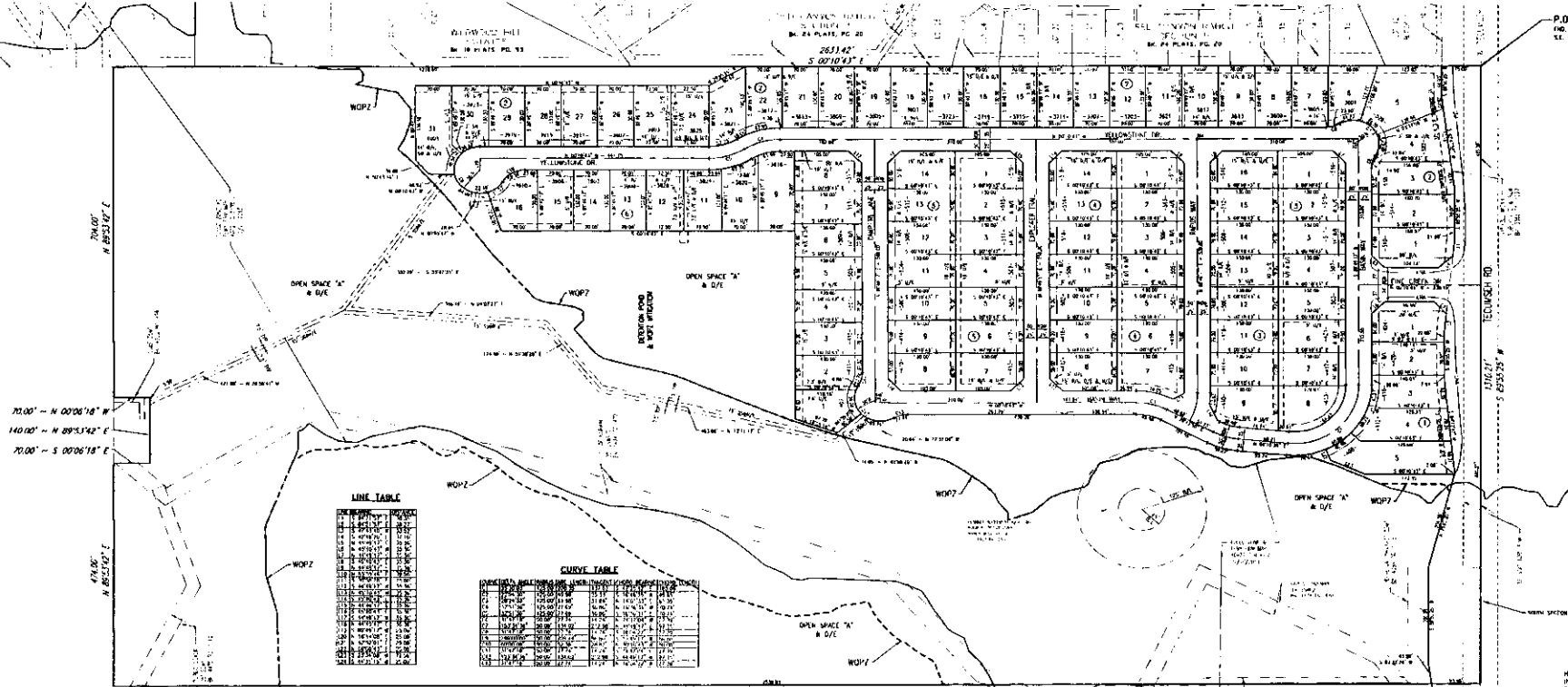
SCALE: 1" = 2000'

FINAL PLAT PINE CREEK ADDITION A PLANNED UNIT DEVELOPMENT

A PART OF THE E 1/2 OF THE SW 1/4, SECTION 8, T9N, R2W, 1.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

TOTAL LOTS = 86 RESIDENTIAL LOTS

P.O.C.
SEE MAP HAS BE COR
SEE 1/4 SEC. 8 T. 9 N. R. 2 W.



LINE TABLE

LINE NO.	BEARING	DISTANCE	CUMULATIVE DISTANCE
1	N 89°52'27" E	110.53	110.53
2	N 0°20'53" E	262.19	372.72
3	N 89°52'42" E	474.00	846.72
4	S 0°20'53" E	110.53	957.25
5	N 89°52'42" E	140.00	1097.25
6	N 0°20'53" E	70.00	1167.25
7	N 89°52'42" E	264.00	1431.25
8	S 89°52'42" E	262.19	1693.44

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE
1	N 89°52'27" E	110.53	110.53	N 89°52'27" E	110.53	110.53
2	N 0°20'53" E	262.19	262.19	N 0°20'53" E	262.19	262.19
3	N 89°52'42" E	474.00	474.00	N 89°52'42" E	474.00	474.00
4	S 0°20'53" E	110.53	110.53	S 0°20'53" E	110.53	110.53
5	N 89°52'42" E	140.00	140.00	N 89°52'42" E	140.00	140.00
6	N 0°20'53" E	70.00	70.00	N 0°20'53" E	70.00	70.00
7	N 89°52'42" E	264.00	264.00	N 89°52'42" E	264.00	264.00
8	S 89°52'42" E	262.19	262.19	S 89°52'42" E	262.19	262.19

WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO DRAINAGE, CULVERT, OR CONSTRUCTION ON THE WQZ. THE WQZ IS TO BE MAINTAINED AS A NATURAL AREA. THE WQZ IS TO BE MAINTAINED AS A NATURAL AREA. THE WQZ IS TO BE MAINTAINED AS A NATURAL AREA.

UNPLATTED

1/2" = EASEMENT
SW 1/4 = SIDEWALK EASEMENT
P.O.C. = PROPERTY CORNER
LMA = LIMITS OF NO ACCESS
LVA = LIMITS OF VEHICLE ACCESS
B/L = BUILDING LINE
C.A. = COMMON AREA
-1000- = ALLOWS

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET

Date: November 14, 2022

SAC Consulting Engineers, P.C.
615 W Main Street
Oklahoma City, OK 73108
PH: (405) 232-7115
Drawing Number: C-8-30-2023

PINE CREEK ADDITION PLAT
FINAL PLAT
SHEET 2 OF 2