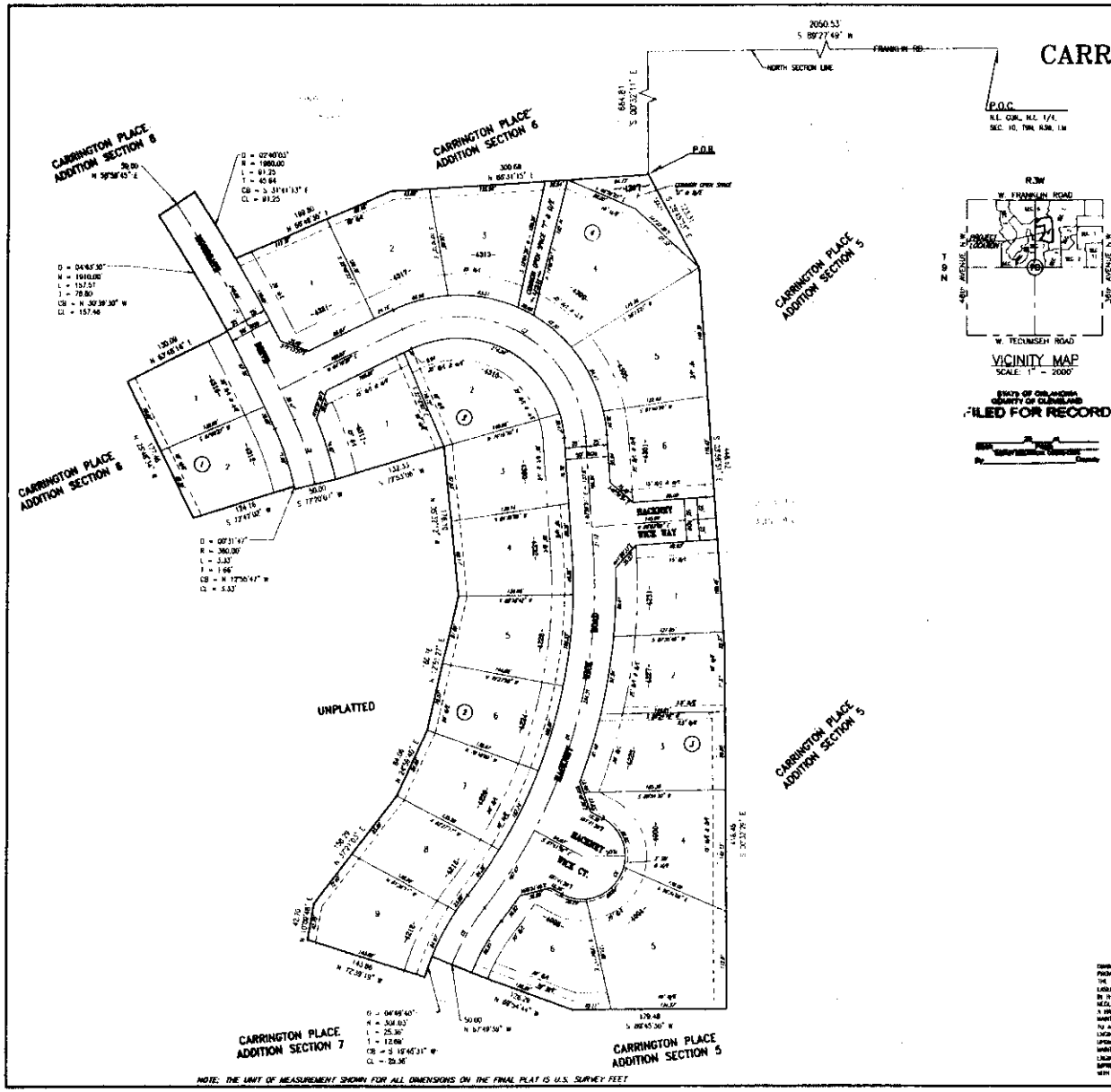
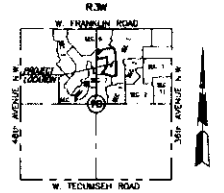
FINAL PLAT

CARRINGTON PLACE ADDITION SECTION 12

A PART OF THE N.E. 1/4 & N.W. 1/4, SECTION 10, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA





VICINITY MAP
SCALE: 1" = 2000'

STATE OF OKLAHOMA
COUNTY OF CLEVELAND
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LEGAL DESCRIPTION:

A tract of land being a part of the Northeast Quarter (NE ¼) and the Northwest Quarter (NW ¼) of Section 10, Township 9 North (T9N), Range 3 West (R3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows.

COMMENCING at the Northeast corner of the N.E. ¼ of said Section 10;
THENCE South 89°27'49" West along the North line of said NE ¼ a distance of 2050.53 feet; THENCE South 00°32'11" East a distance of 664.81 feet to the POINT OF BEGINNING, said point being a point on the property line of the first final plat of Carrington Place Addition Section 5 (as filed in Book 20 of Plats, Page 163) and Carrington Place Addition Section 6 (as filed in Book 21 of Plats, Page 158);

THENCE along the property line of the first final plat of Carrington Place Addition Section 5 the following 4 courses:

1) THENCE South 28°48'03" East a distance of 123.31 feet;
2) THENCE South 03°56'31" East a distance of 448.62 feet;
3) THENCE South 00°32'28" East a distance of 418.45 feet;
4) THENCE South 89°45'30" West a distance of 179.48 feet;

THENCE North 88°54'44" West a distance of 126.29 feet; THENCE North 07°49'38" West a distance of 50.00 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 304.03 feet (said curve subtended by a chord which bears South 19°45'31" West, a distance of 25.36 feet) and an arc length of 25.36 feet; THENCE North 72°39'19" West a distance of 143.86 feet; THENCE North 10°08'48" East a distance of 42.70 feet; THENCE North 37°21'53" East a distance of 158.28 feet; THENCE North 24°59'40" East a distance of 84.04 feet; THENCE North 12°51'27" East a distance of 165.76 feet; THENCE North 05°13'12" West a distance of 176.10 feet; THENCE South 72°53'08" West a distance of 132.53 feet; THENCE South 77°50'47" West a distance of 50.00 feet; THENCE around a curve to the left having a radius of 380.00 feet (said curve subtended by a chord which bears North 12°55'47" West, a distance of 5.33 feet) and an arc length of 5.33 feet; THENCE South 72°42'02" West a distance of 124.16 feet; THENCE North 20°48'34" West a distance of 177.46 feet, said line follows along the property line of said final plat of Carrington Place Addition Section 6; THENCE along the property line of said final plat the following 5 courses:

1) THENCE North 63°46'16" East a distance of 130.09 feet to a point on a non-tangent curve;
2) THENCE around a curve to the left having a radius of 1910.00 feet (said curve subtended by a chord which bears North 30°38'30" West, a distance of 157.46 feet) and an arc length of 157.51 feet;
3) THENCE North 56°58'45" East a distance of 50.00 feet to a point on a non-tangent curve;
4) THENCE around a curve to the right having a radius of 1960.00 feet (said curve subtended by a chord which bears South 31°41'13" East, a distance of 91.25 feet) and an arc length of 91.25 feet;
5) THENCE North 88°49'30" East a distance of 198.80 feet;
6) THENCE North 00°31'15" East a distance of 300.66 feet to the POINT OF BEGINNING.

Said tract contains 422,788 square feet, or 9.706 acres, more or less

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SCALE: 1" = 100'

TOTAL LOTS = 23 RESIDENTIAL LOTS

THE BASIS OF BEARING FOR THIS FINAL PLAT IS THE OKLAHOMA STATE PLANE COORDINATES (SOUTH ZONE)

SET 1/2" LP'S W/ CA 8176 CAPS AT ALL PROPERTY CORNERS

NOTES:

1. ALL IMPROVEMENTS WITHIN UTILITY EASEMENTS MAY BE REMOVED BY THE CITY TO PERFORM MAINTENANCE, AND REPLACEMENT OF SUCH IMPROVEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER
2. COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION

STORM DRAINAGE DETENTION FACILITY EASEMENT

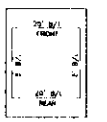
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREIN ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF CARRINGTON PLACE ADDITION SECTION 12; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNSAFE CONDITIONS AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, 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 REQUESTING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	157.51'	1910.00'	N 30°38'30" W	157.46'
C2	91.25'	1960.00'	S 31°41'13" E	91.25'
C3	25.36'	304.03'	S 19°45'31" W	25.36'
C4	5.33'	380.00'	N 12°55'47" W	5.33'
C5	25.36'	304.03'	N 19°45'31" E	25.36'
C6	157.51'	1910.00'	N 30°38'30" W	157.46'
C7	91.25'	1960.00'	S 31°41'13" E	91.25'
C8	5.33'	380.00'	N 12°55'47" W	5.33'

TYPICAL BUILDING SETBACKS

½ STREET



BENCHMARK #1: BRASS CAP AT INTERSECTION OF HACKNEY WICK WAY & HACKNEY WICK ROAD
ELEV = 1182.32

O/L = DRAINAGE EASEMENT
SW/E = SIDEWALK EASEMENT
PED/E = PEDESTRIAN EASEMENT
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
-1000- = ADDRESS

Date: August 3, 2013
SMC Consulting Engineers, P.C.
815 N. Walk Street
Oklahoma City, OK 73106
Ph.:(405)232-7715
Oklahoma CA8484 Exp. 6-30-2015

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