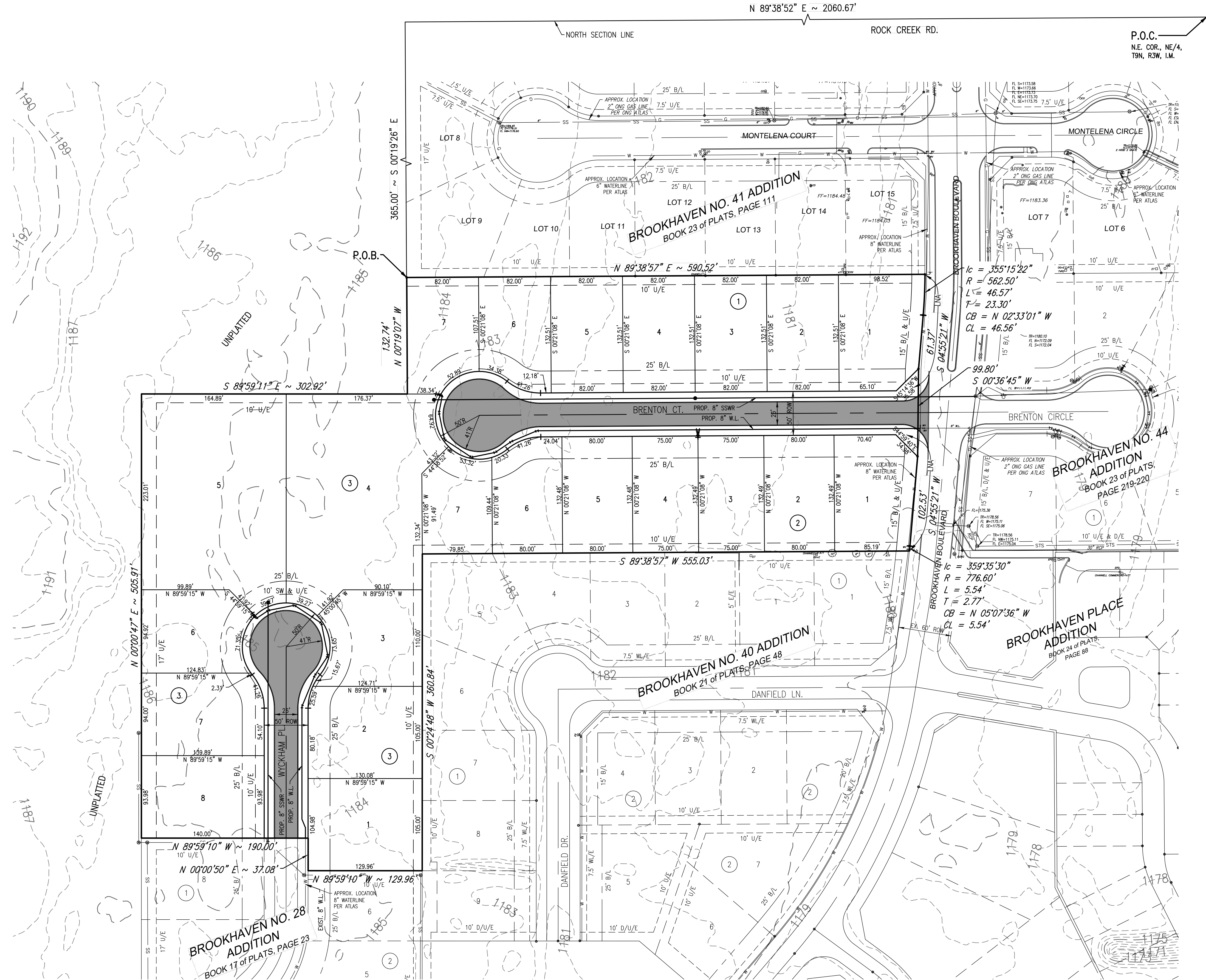


REVISED PRELIMINARY PLAT
BROOKHAVEN NO. 45 ADDITION

A PART OF THE N.E. 1/4, SECTION 22, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land being a part of the Northeast Quarter (N.E. ¼) of Section 22, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at Northeast corner of said N.E. ¼; THENCE South 89°38'52" West a distance of 2060.67 feet to a point, said point being the Northwest corner of the filed final plat of BROOKHAVEN NO. 41 ADDITION (as filed in Book 23 of Plats, Page 111-112); THENCE South 00°19'26" East along the West property line of said final plat a distance of 365.00 feet to the POINT OF BEGINNING;

THENCE along the boundary of said final plat the following six (6) courses:

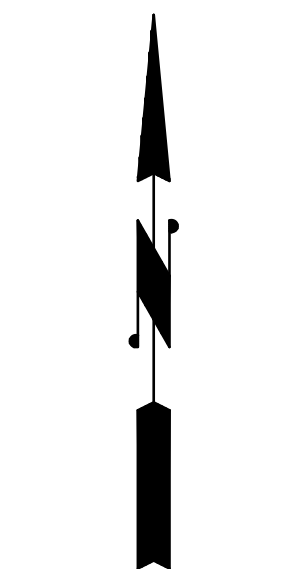
- 1) North 89°38'57" East a distance of 590.52 feet to a point on a non-tangent curve;
- 2) Around a curve to the right having a radius of 562.50 feet (said curve subtended by a chord which bears South 02°33'01" West, a distance of 46.56 feet) and an arc length of 46.57 feet;
- 3) South 04°55'21" West a distance of 61.37 feet;
- 4) South 00°36'45" West a distance of 99.80 feet;
- 5) South 04°55'21" West a distance of 102.53 feet to a point of curvature;
- 6) Around a curve to the right having a radius of 776.60 feet (said curve subtended by a chord which bears South 05°07'36" West, a distance of 5.54 feet) and an arc length of 5.54 feet to the Northeast corner of the filed final plat of BROOKHAVEN NO. 40 ADDITION (as filed in Book 21 of Plats, Page 47-48);

THENCE South 89°38'57" West along the North line of said final plat a distance of 555.03 feet; THENCE South 00°01'12" West along the West line of said final plat a distance of 360.84 feet to the Northeast corner of Lot 6, Block 2 of the filed final plat of BROOKHAVEN NO.28 ADDITION (as filed in Book 17 of Plats, Page 23-24); THENCE along the boundary of said final plat the following three (3) courses:

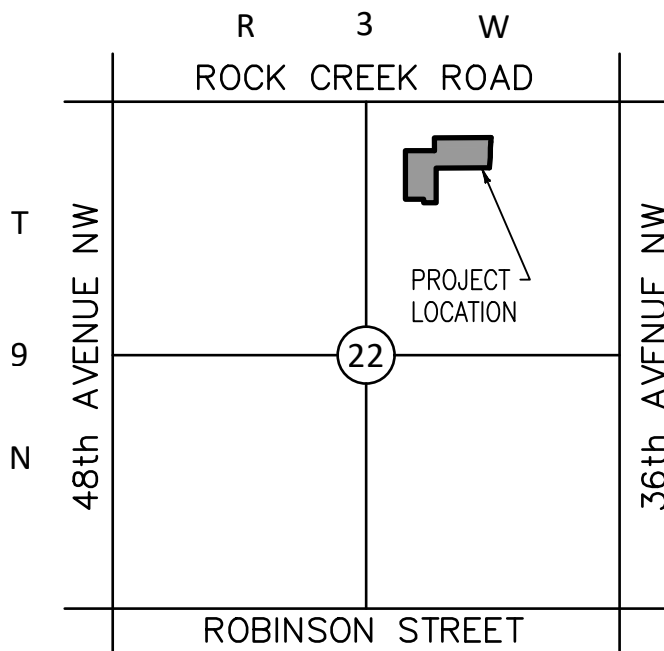
- 1) North 89°59'10" West a distance of 129.96 feet;
- 2) North 00°00'50" East a distance of 37.08 feet;
- 3) North 89°59'10" West a distance of 190.00 feet;

THENCE North 00°00'47" East a distance of 505.91 feet; THENCE South 89°59'11" East a distance of 302.92 feet; THENCE North 00°19'16" West a distance of 132.74 feet to the POINT OF BEGINNING.

Said tract contains 7.96 acres, more or less.



SCALE: 1" = 60'



LOCATION MAP
Scale: 1" = 2000'

RESIDENTIAL LOTS - 22

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. EXISTING ZONING IS R-1.
5. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
6. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
7. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF BROOKHAVEN ADDITION.

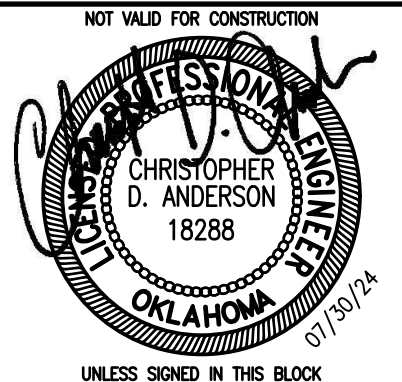
STORM DRAINAGE DETENTION FACILITY EASEMENT

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 ASSOCIATION IN THE PLAT OF "BROOKHAVEN 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.

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OWNER:

CIES, LLC.
1203 BROOKHAVEN BLVD.
NORMAN, OKLAHOMA 73072



BROOKHAVEN NO. 45 ADDITION

36th AVE. N.W. & ROCK CREEK RD.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C. 6100 N. Lincoln Blvd., Suite 200 Norman, Oklahoma 73069 Phone: 405-232-7715 Fax: 405-232-7659 Website: www.smcok.com		CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 6/30/2025	
		No.	Date
1	Revision	1	07/30/24
1	Reviewed per DRI		
	Comments		

PROJECT NO.: 6420.00
DATE: 6/25/24
SCALE: 1" = 60'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

Preliminary Plat

SHEET NO.
1