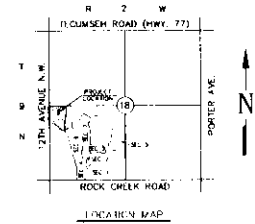


FINAL PLAT
TRAILWOODS ADDITION SECTION 12
A PLANNED UNIT DEVELOPMENT
A REPLAT OF TRAILWOODS WEST
PART OF THE S.W. 1/4, SECTION 18, T9N, R2W I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



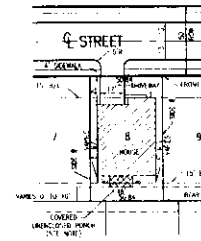
LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (SW/4) of Section 18, Township 9 North (T9N) Range 2 West (R2W) of the Indian Meridian, Norman, Cleveland County (Oklahoma) and being more particularly described as follows:

COMMENCING at the Southeast corner of said SW/4, THENCE North 00°02'10" East along the West line of said SW/4 a distance of 200.58 feet to the POINT OF BEGINNING.

THENCE continuing North 00°02'10" East a distance of 513.13 feet to the Northeast corner of said SW/4, THENCE South 89°47'15" East along said North line a distance of 848.10 feet, THENCE South 00°22'51" West a distance of 204.29 feet, THENCE South 00°42'51" West a distance of 388.78 feet, THENCE South 00°55'51" East a distance of 332.40 feet, THENCE North 89°42'50" West a distance of 163.74 feet, THENCE North 00°02'10" West a distance of 30.24 feet to a point on a non-located curve, THENCE around a curve to the right having a radius of 50.00 feet (said curve subtended by a chord which bears North 55°01'11" West a distance of 78.74 feet and has a length of 78.74 feet), THENCE North 70°25'00" East a distance of 387.47 feet, THENCE North 89°42'50" West a distance of 30.24 feet to the POINT OF BEGINNING.

Total tract contains 428,437 square feet, or 10.480 acres, more or less.



TYPICAL LOT SITE PLAN
TRAILWOODS ADDITION SECTION 12
 SCALE: 1" = 40'

NOTE: UNCOVERED PORCHES SHALL BE 10' MIN. FROM PROPERTY LINE PORCHES MAY BE PLACED ANYWHERE ALONG REAR OF STRUCTURE BUT NOT EXCEED 10' IN WIDTH

SCALE: 1" = 60'
 TOTAL LOTS = 42

BASE OF BEARING FOR THIS FINAL PLAT IS S. 89°02'10" W. AS SHOWN ON THE WEST LINE OF SEC. 18

BEENCHMARK: BRASS CAP AT INTERSECTION OF PIPER ST. & CHALKER ST. ELEV. 4

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACT WATER AND CONVEYED AS APPROPRIATE BY THE CITY ENGINEER. ALL WORKS WITHIN THE DRAINAGE DETENTION FACILITY (EASEMENT) SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER ASSOCIATION FOR THE PLAT OF TRAILWOODS ADDITION SECTION 12. EASEMENTS SHALL BE SUBJECT TO OTHER ORDINANCES, REGULATIONS AND DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY. CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CONCERNED JURISDICTION WITH COSTS ASSESSED TO AND BORNE BY SAID PROPERTY OWNER ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF INSPECTION AND/OR CORRECTIVE MAINTENANCE OF ANY FACILITY, UNDER ANY OTHER APPLICABLE FROM THE PUBLIC WORKS DEPARTMENT. PROPERTY OWNER ASSOCIATION MAY CONDUCT MAINTENANCE WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

SSW/E = SANITARY SEWER EASEMENT
 ROW = RIGHT OF WAY
 D/E = DRAINAGE EASEMENT
 P/E = PEDESTRIAN EASEMENT
 LNA = LIMITS OF NO ACCESS
 U/L = UTILITY EASEMENT
 B/L = BUILDING LINE
 -1000- = ADDRESS

CURVE TABLE

STATION	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1+00.00	N 00°02'10" E	513.13	N 89°47'15" E	848.10
6+13.13	S 89°47'15" E	848.10	S 00°22'51" W	204.29
7+17.43	S 00°22'51" W	204.29	S 00°42'51" W	388.78
11+06.21	S 00°42'51" W	388.78	S 00°55'51" E	332.40
14+38.61	S 00°55'51" E	332.40	N 89°42'50" W	163.74
16+02.35	N 89°42'50" W	163.74	N 00°02'10" W	30.24
16+32.59	N 00°02'10" W	30.24	N 70°25'00" E	387.47
20+20.07	N 70°25'00" E	387.47	N 89°42'50" W	30.24
20+50.31	N 89°42'50" W	30.24	N 00°02'10" E	513.13
21+00.55	N 00°02'10" E	513.13		

Date: July 22, 2021
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106
 PH: (405) 232-7715
 Oklahoma C.A.P.A. Exp. 8-30-2023

TRAILWOODS ADDITION SECTION 12
 A PLANNED UNIT DEVELOPMENT
 FINAL PLAT SHEET 2 OF 2

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