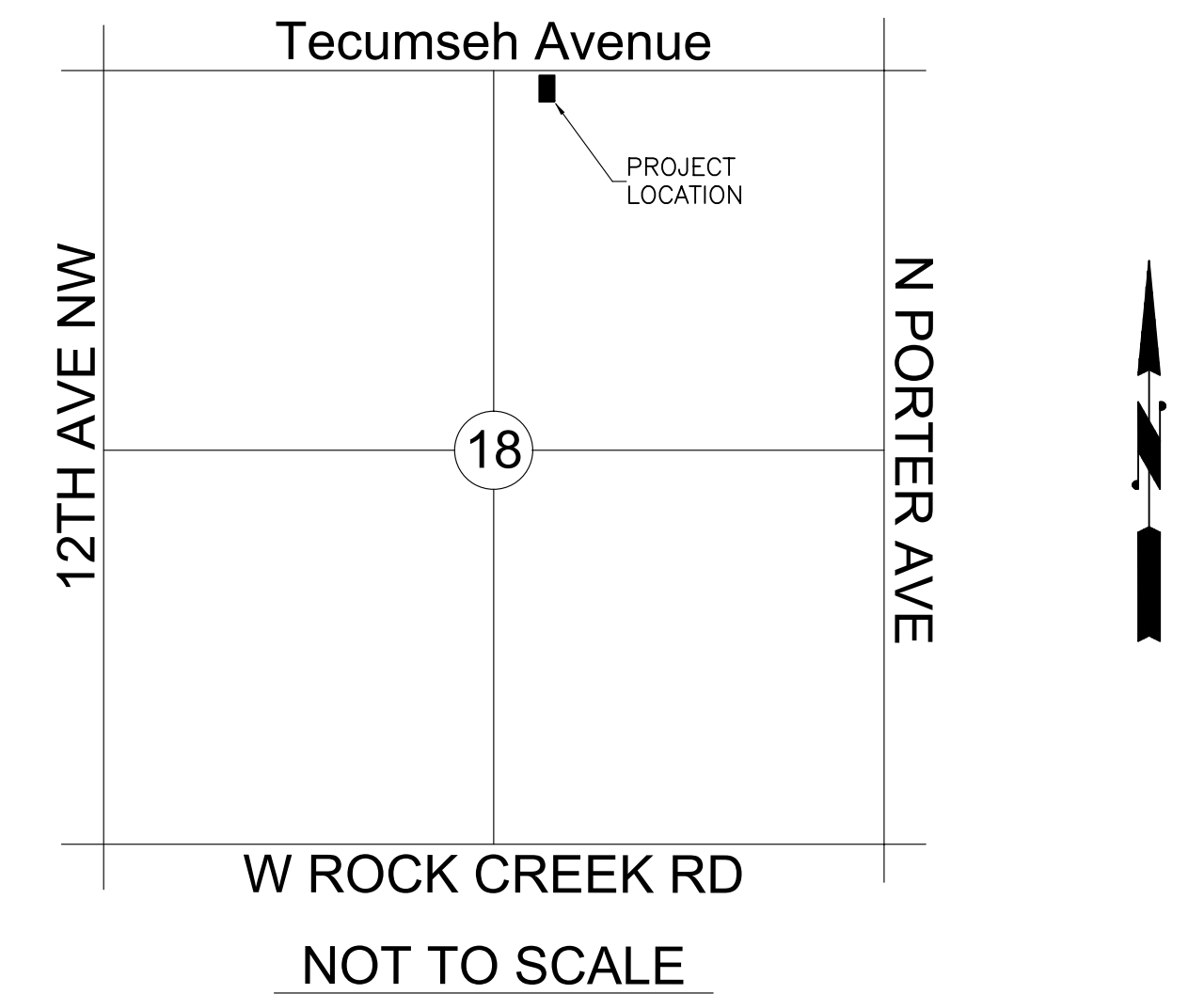
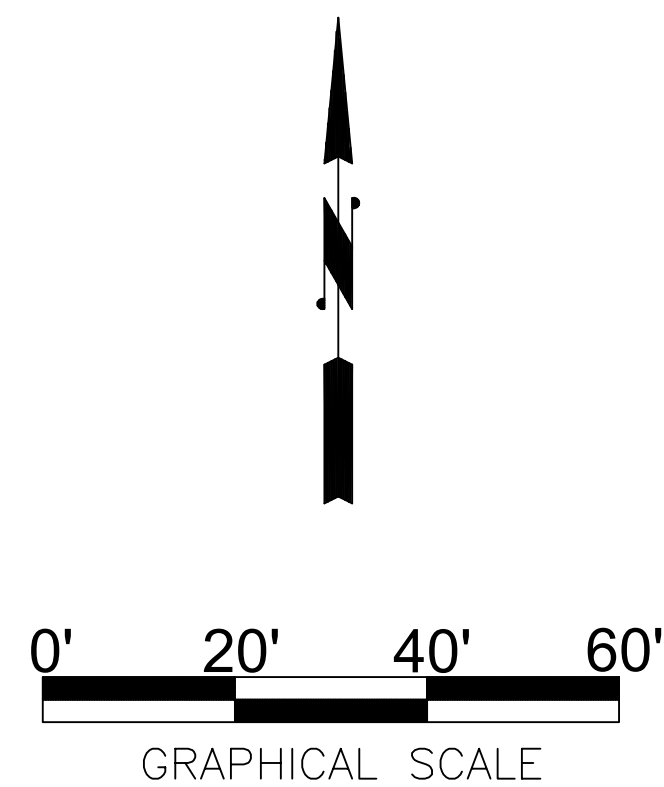
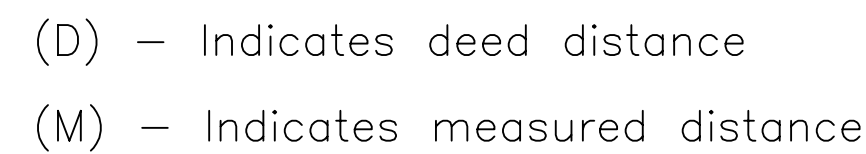


NE/4 OF SECTION 18, T9N, R2W, I.M.
LOT: 1 BLOCK: 1
520 WEST TECUMSEH ROAD
NORMAN, CLEVELAND COUNTY, OKLAHOMA



EXCEPTIONS:

9. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 152, Page 268.
10. Right-of-way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 615, Page 330.
11. Grant of Easement in favor of the City of Norman recorded in Book 2805, Page 1055.
12. Resolution Declaring Recoupment for Improvements to Tecumseh Road recorded in Book 3372, Page 907.
13. Resolution Declaring Recoupment for Improvements to Tecumseh Road recorded in Book 4832, Page 755.
14. Temporary Easement in favor of the City of Norman recorded in Book 3599, Page 63.
15. Temporary Easement in favor of the City of Norman recorded in Book 3599, Page 64.
16. Grant of Easement in favor of the City of Norman recorded in Book 3599, Page 65.
17. Grant of Easement in favor of the City of Norman recorded in Book 3599, Page 66.
18. Rules and Regulations for the Central Oklahoma Master Conservancy District recorded in Book 1897, Page 303, and in Book 1899, Page 29, and in Book 5873, Page 1469.

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 OWNER(S) IN THE PLAT OF HAMES ADDITION TO THE CITY OF NORMAN; 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 ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). CITY OFFICIALS SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT, S.H.A., 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

ZONING:

EXISTING ZONING:

ENGINEER/SURVEYOR:

DANSBY ENGINEERING PLC
JW DANSBY P.E.# 11897
GREG P. SKINNER L.S. #1458

OWNER:

MICHAEL ROBERTS

| | | |
|--|--|---------------------|
| DRAWING TITLE: PRELIMINARY PLAT | CLIENT: MICHAEL ROBERTS | |
| DOCUMENT TITLE: 2397 ALPINE MOTORSPORT LLC | LOCATION: 520 W TECUMSEH RD NORMAN, OK 73069 | |
| <i>Dansby Engineering PLC</i> CIVIL & ENVIRONMENTAL ENGINEERS 2202 Westpark Dr. Suite B Norman, OK 73069 C.A. No. 5351 (405) 321-4049 Exp. 6/30/22 | DRAWN BY: LCS | SCALE: 1"=20' |
| | CHKD BY: JWD | DATE: 10/04/2021 |
| | PROJ. NO: 2397 | DWG NO: 1 OF 1 |
| | CAD TITLE: | |
| | REVISED: | REVISED: 10/29/2021 |