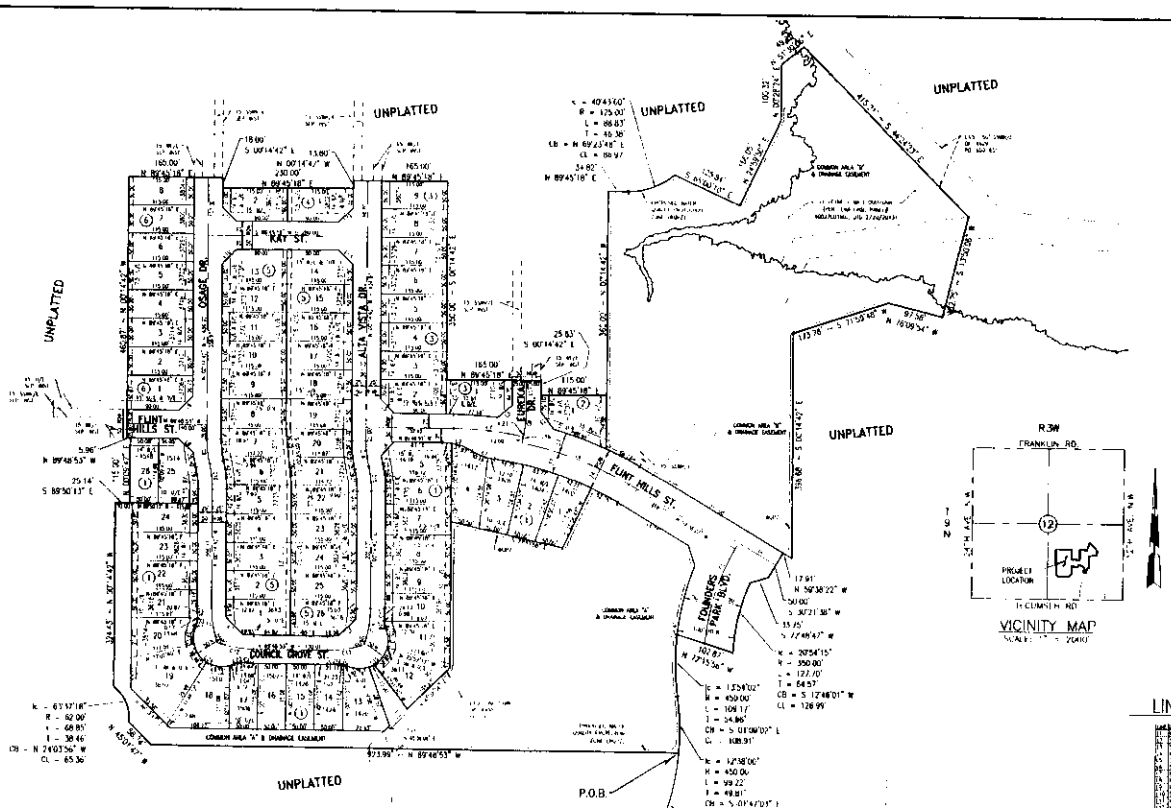
*FINAL PLAT*

# *FLINT HILLS ADDITION SECTION 1*

## *A PLANNED UNIT DEVELOPMENT*

A PART OF THE S.E. 1/4, SECTION 12, T9N, R3W I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA




### 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 PLATTED UNIT HILLS ADDITION SECTION 1. HOWEVER, 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 WILL BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE 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 COMPLIMENT UNDERGROUND DETENTION EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY

NOTE:
1. COMMON AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION
2. FEMA FIRM, PANEL #40027C0190J, DATED 02/20/2013 WAS USED FOR FLOOD PLAIN INFORMATION

D/E = DRAINAGE EASEMENT
PE/P/T = PEDESTRIAN EASEMENT
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
ADD# = ADDRESS

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

### *LEGAL DESCRIPTION*

A tract of land lying in the Southeast Quarter (SE/4) of Section Twelve (12), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of said SE/4;
THENCE North 89°48'52" West a distance of 1523.75 feet, THENCE North 00°11'08" East a distance of 70.00 feet to the Southeast corner of the final plat of ARTISAN CROSSING (as filed in Book 25 of Plats, Page 154); THENCE along the boundary of said final plat the following five (5) courses:

1) North 44°58'13" East a distance of 35.27 feet,
2) North 00°14'42" West a distance of 291.29 feet to a point of curvature,
3) Around a curve to the right having a radius of 350.00 feet (said curve subtended by a chord which bears North 13°35'52" East, a distance of 167.48 feet) and an arc length of 169.12 feet;
4) North 27°26'26" East a distance of 43.69 feet to a point of curvature,
5) Around a curve to the left having a radius of 450.00 feet (said curve subtended by a chord which bears North 15°59'14" East, a distance of 178.72 feet) and an arc length of 179.91 feet to the POINT OF BEGINNING;

THENCE North 89°48'53" West a distance of 923.99 feet, THENCE North 45°01'47" West a distance of 56.74 feet to a point on a non-tangent curve, THENCE around a curve to the left having a radius of 62.00 feet (said curve subtended by a chord which bears North 24°03'56" West, a distance of 65.36 feet) and an arc length of 68.85 feet, THENCE North 00°14'42" West a distance of 324.43 feet, THENCE South 89°56'13" East a distance of 25.14 feet, THENCE North 00°09'47" East a distance of 115.00 feet, THENCE North 89°48'53" West a distance of 5.96 feet, THENCE North 00°14'42" West a distance of 460.87 feet, THENCE North 89°45'18" East a distance of 165.00 feet, THENCE South 00°14'42" East a distance of 18.00 feet, THENCE North 89°45'18" East a distance of 230.00 feet, THENCE North 00°14'42" West a distance of 13.80 feet, THENCE North 89°45'18" East a distance of 165.00 feet, THENCE South 00°14'42" East a distance of 350.00 feet, THENCE North 89°45'18" East a distance of 165.00 feet, THENCE South 00°14'42" East a distance of 25.83 feet, THENCE North 89°45'18" East a distance of 115.00 feet, THENCE North 00°14'42" West a distance of 360.00 feet, THENCE North 89°45'18" East a distance of 34.82 feet to a point of curvature, THENCE around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 65°23'48" East, a distance of 86.97 feet) and an arc length of 88.83 feet, THENCE South 65°00'10" East a distance of 125.84 feet, THENCE North 24°59'50" East a distance of 168.05 feet, THENCE North 00°26'24" East a distance of 100.32 feet, THENCE North 51°30'06" East a distance of 49.18 feet, THENCE South 44°24'23" East a distance of 415.21 feet, THENCE South 13°50'06" West a distance of 182.75 feet, THENCE North 78°09'54" West a distance of 97.50 feet, THENCE South 41°59'48" West a distance of 123.78 feet, THENCE South 00°14'42" East a distance of 396.68 feet, THENCE North 59°38'22" West a distance of 47.91 feet; THENCE South 30°21'38" West a distance of 50.00 feet; THENCE South 77°48'47" West a distance of 33.75 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 350.00 feet (said curve subtended by a chord which bears South 17°46'01" West, a distance of 176.99 feet) and an arc length of 177.70 feet to a point on the north boundary line of said final plat of ARTISAN CROSSING, THENCE along the boundary of said final plat the following three (3)

1) North 72°15'56" West a distance of 102.87 feet to a point on a non tangent curve,
2) Around a curve to the left having a radius of 450.00 feet (said curve subtended by a chord which bears South 01°09'02" East, a distance of 106.91 feet) and an arc length of 109.17 feet to a point of reverse curvature,
3) Around a curve to the right having a radius of 450.00 feet (said curve subtended by a chord which bears South 01°47'01" East, a distance of 99.82 feet) and an arc length of 99.22 feet to the POINT OF BEGINNING.

Said tract contains 25.71 acres, more or less

### LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|---|---|---|
| L1 | N 89°48'53" W | 5.96' |
| L2 | S 89°56'13" E | 25.14' |
| L3 | N 00°14'42" W | 13.80' |
| L4 | N 89°45'18" E | 165.00' |
| L5 | N 89°45'18" E | 230.00' |
| L6 | N 89°45'18" E | 165.00' |
| L7 | N 89°45'18" E | 165.00' |
| L8 | N 89°45'18" E | 115.00' |
| L9 | N 89°45'18" E | 165.00' |
| L10 | N 89°45'18" E | 115.00' |
| L11 | N 89°45'18" E | 165.00' |
| L12 | N 89°45'18" E | 165.00' |
| L13 | N 89°45'18" E | 165.00' |
| L14 | N 89°45'18" E | 165.00' |
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