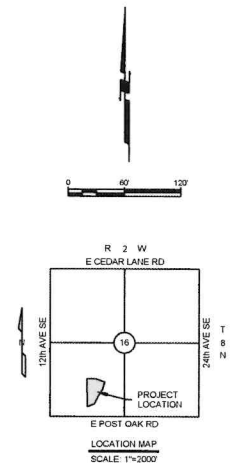
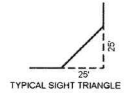


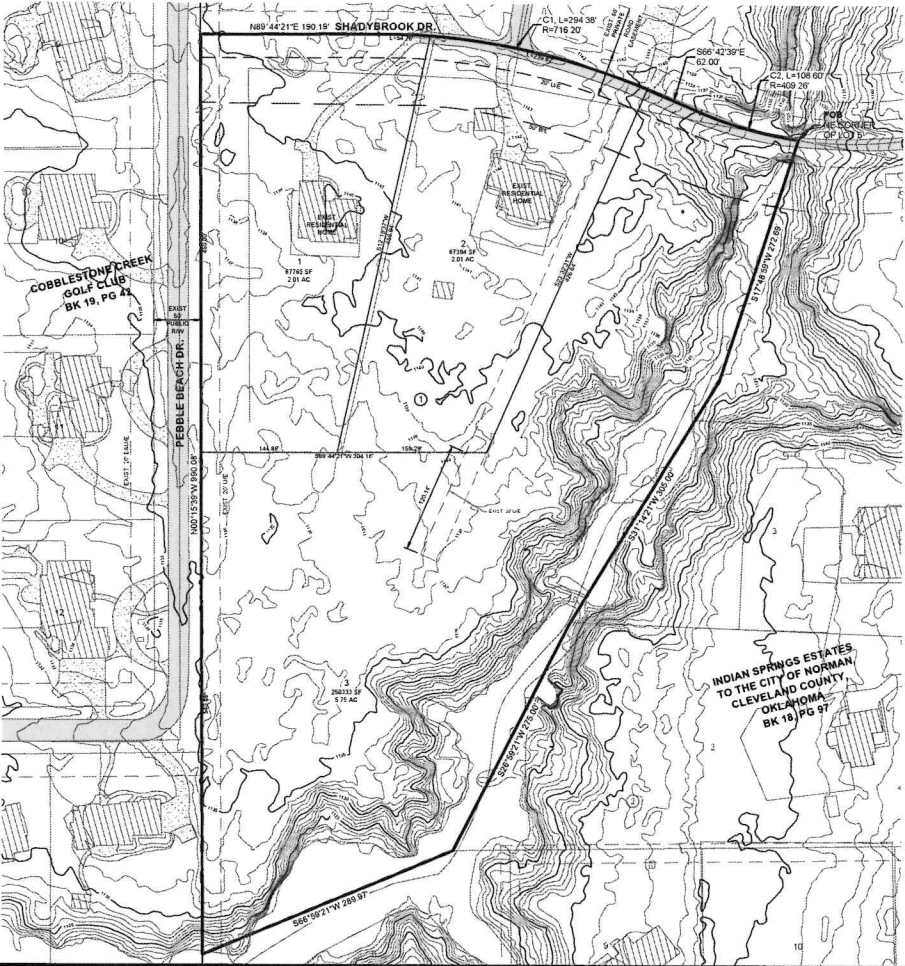
Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	294.38'	716.30'	149.30'	292.31'	S78°29'06"E	03°33'01"
C2	108.60'	406.26'	54.62'	108.29'	S74°18'47"E	01°15'12"16"



LEGEND  
 POB = POINT OF BEGINNING  
 RAW = RIGHT OF WAY  
 NR = NOT RADIAL  
 BL = BUILDING LIMIT LINE  
 UE = PUBLIC UTILITY EASEMENT  
 DUE = PUBLIC DRAINAGE EASEMENT  
 D & UE = DRAINAGE & UTILITY EASEMENT



# PRELIMINARY PLAT of 1508 SHADYBROOK DRIVE BEING A REPLAT OF LOTS 6, 7 & 8, BLOCK 2 OF INDIAN SPRINGS ESTATES AND BEING A PART OF THE SW/4 OF SEC. 16, T8N, R2W, I.M., AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



**PROPERTY DESCRIPTION**

A tract of land being a part of the Southwest Quarter (SW/4) of Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, and being all of Lots Five (5), Six (6) and Seven (7), Block Two (2) of Indian Springs Estates recorded in Book 8 of Plats, Page 97, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of said Lot 5;

THENCE South 17°48'59" West, along and with the East line of said Lot 5 a distance of 272.66 feet to the Southeast (SE) Corner of said Lot 5;

THENCE South 31°14'21" West, along and with the East line of said Lot 6 and said Lot 7, a distance of 305.00 feet;

THENCE South 26°59'21" West, continuing along and with the East line of said Lot 7, a distance of 275.00 feet to the Southeast (SE) Corner of said Lot 7;

THENCE South 66°59'21" West, along and with the South line of said Lot 7, a distance of 289.97 feet to the Southwest (SW) Corner of said Lot 7;

THENCE North 00°15'39" West, along and with the West line of said Plat Indian Springs Estates, a distance of 990.08 feet to the Northwest (NW) Corner of said Lot 5;

THENCE North 88°44'21" East, along and with the North line of said Lot 5, a distance of 190.18 feet;

THENCE continuing along the North line of said Lot 5, on a curve to the right having a radius of 716.20 feet, a chord bearing of South 78°33'00" East, a chord length of 292.31 feet and an arc length of 294.38 feet;

THENCE South 66°42'39" East, continuing along the North line of said Lot 5, a distance of 62.00 feet;

THENCE continuing along the North line of said Lot 5, on a curve to the left having a radius of 406.26 feet, a chord bearing of South 74°18'47" East, a chord length of 108.29 feet and an arc length of 108.60 feet to the POINT OF BEGINNING

Containing 425,493 square feet or 9.7680 acres, more or less

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane South Zone NAD83). All Distances are grid distances in U.S. Survey Feet. Bearings must be rotated clockwise 00°07'56" to match the bearings shown on said Plat Indian Springs Estates recorded in Book 8 of Plats, Page 97

**NOTES**

1. ALL LOTS WILL UTILIZE PRIVATE SEWER SYSTEMS THAT SHALL BE APPROVED BY CCEC

**ENGINEER**  
 JOHNSON & ASSOCIATES, INC.  
 1 E. SHERIDAN AVE., SUITE 200  
 OKLAHOMA CITY, OKLAHOMA 73104  
 (405) 235-8075

TOTAL ACRES = 9.7680  
 TOTAL UNITS = 3  
 EXISTING ZONING = RESIDENTIAL ESTATES  
 PROPOSED ZONING = RESIDENTIAL ESTATES

PRELIMINARY PLAT  
 of  
**1508 SHADYBROOK DRIVE**

**JA** Johnson & Associates  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 235-8075 Fax: (405) 235-8076 www.ja-inc.com  
 Certified as a Professional Engineer by the State of Oklahoma  
 ENGINEERS SURVEYORS PLANNERS

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