

PRELIMINARY PLAT
HALLBROOKE ADDITION

A PLANNED UNIT DEVELOPMENT
A PART OF THE N. 1/2, SECTION 21, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

Being tracts of land lying in a part of the N.E. 1/4 and the N.W. 1/4, Section 21, T9N, R2W, of the NORMAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, more particularly described as follows:

COMMENCING at the Northeast corner of said N.E. 1/4; THENCE North 89°06'18" West along the North line of said N.E. 1/4 a distance of 83.66 feet to the POINT OF BEGINNING;

THENCE South 00°53'42" West a distance of 60.00 feet to a point on the West right-of-way line of 24th Avenue S.E.; THENCE South 44°44'48" East along said West right-of-way line a distance of 35.75 feet; THENCE South 00°53'42" East along said West right-of-way line a distance of 175.00 feet; THENCE South 04°12'00" East along said West right-of-way line a distance of 150.33 feet; THENCE South 00°53'42" East along said West right-of-way line a distance of 30.32 feet to a point on the North Property line of Hallbrooke Addition Section 2 (as filed in Book 20 Page 187-188), said point being POINT X; THENCE along the North Property line of Hallbrooke Addition Section 2 the following two (2) courses;

- 1) North 89°06'18" West a distance of 626.79 feet to a point of curvature
- 2) Along a curve to the left having a radius of 450.00 feet (said curve subtended by a chord which bears South 75°48'47" West a distance of 234.18 feet) with an arc length of 236.91 feet

THENCE North 28°28'58" West a distance of 517.48 feet; THENCE North 00°53'42" West a distance of 50.00 feet to a point on the North line of said N.E. 1/4, said point being POINT X; THENCE North 89°06'18" East a distance of 1063.25 feet to the POINT OF BEGINNING.

Said tract contains 10.16 acres, more or less.

And also,

COMMENCING at said POINT X; THENCE North 89°06'18" West along the North line of said N.E. 1/4 a distance of 915.46 feet to the POINT OF BEGINNING;

THENCE South 00°53'42" West a distance of 50.00 feet to a point on the West right-of-way line of Hallbrooke Drive; THENCE South 44°06'18" East along said West right-of-way line a distance of 35.36 feet; THENCE South 00°53'42" East along said West right-of-way line a distance of 36.78 feet to a point of curvature; THENCE along said West right-of-way line along a curve to the right having a radius of 1000.00 feet (said curve subtended by a chord which bears South 21°33'01" West a distance of 81.02 feet) with an arc length of 94.53 feet to a point of continuing curvature; THENCE along said West right-of-way line continuing along a curve to the right having a radius of 125.03 feet (said curve subtended by a chord which bears South 89°45'11" West a distance of 90.17 feet) with an arc length of 92.25 feet; THENCE South 00°53'42" West a distance of 50.00 feet to a point on a non-tangent curve and a point on the West right-of-way line of Hallbrooke Drive; THENCE along said West right-of-way line along a curve to the right having a radius of 210.00 feet (said curve subtended by a chord which bears South 78°54'07" East a distance of 91.73 feet) with an arc length of 92.48 feet to a point of reverse curvature; THENCE continuing along said West right-of-way line along a curve to the left having a radius of 220.00 feet (said curve subtended by a chord which bears South 65°15'00" East a distance of 19.64 feet) with an arc length of 19.64 feet to a point of reverse curvature; THENCE continuing along said West right-of-way line along a curve to the right having a radius of 210.00 feet (said curve subtended by a chord which bears South 59°23'04" East a distance of 73.16 feet) with an arc length of 73.33 feet; THENCE South 49°21'11" East along said West right-of-way line a distance of 131.50 feet to a point of curvature; THENCE continuing along said West right-of-way line along a curve to the right having a radius of 395.00 feet (said curve subtended by a chord which bears South 49°07'47" East a distance of 44.42 feet) with an arc length of 44.44 feet to a point of continuing curvature; THENCE continuing along said West right-of-way line along a curve to the right having a radius of 1157.94 feet (said curve subtended by a chord which bears South 40°06'27" East a distance of 113.09 feet) with an arc length of 113.14 feet to a point of continuing curvature; THENCE continuing along said West right-of-way line along a curve to the right having a radius of 395.00 feet (said curve subtended by a chord which bears South 22°57'42" East a distance of 195.75 feet) with an arc length of 197.81 feet to a point of reverse curvature; THENCE continuing along said West right-of-way line along a curve to the left having a radius of 360.00 feet (said curve subtended by a chord which bears South 09°56'50" East a distance of 16.67 feet) with an arc length of 16.67 feet; THENCE South 47°15'58" West a distance of 68.59 feet; THENCE South 41°33'50" West a distance of 85.68 feet; THENCE South 78°52'23" West a distance of 126.72 feet; THENCE South 39°08'15" West a distance of 145.16 feet; THENCE South 63°39'14" West a distance of 111.06 feet; THENCE South 71°29'34" West a distance of 186.20 feet; THENCE North 89°33'25" West a distance of 313.92 feet to a point on the West line of said N.E. 1/4; THENCE North 00°06'35" East along said West line a distance of 449.31 feet; THENCE North 89°31'53" West a distance of 912.02 feet to a point on a non-tangent curve; THENCE along a curve to the left having a radius of 272.12 feet (said curve subtended by a chord which bears North 18°39'23" West a distance of 73.54 feet) with an arc length of 73.77 feet; THENCE North 00°53'42" West a distance of 163.17 feet to a point of curvature; THENCE along a curve to the right having a radius of 454.23 feet (said curve subtended by a chord which bears North 1°44'15" West a distance of 183.73 feet) with an arc length of 185.01 feet; THENCE North 03°05'00" West a distance of 178.04 feet; THENCE North 02°00'07" East a distance of 50.00 feet to a point on the North line of said Section 21; THENCE South 89°31'53" East along said North line a distance of 1063.25 feet to a point, said point being the Northwest corner of said N.E. 1/4; THENCE North 89°06'18" West along said North line a distance of 557.72 feet to the POINT OF BEGINNING.

Said tract contains 31.41 acres more or less.

Total of said tracts contain 41.57 acres more or less.

| BOUNDARY CURVE DATA | | | | | |
|---------------------|-------------|--------|------------|---------|---------------------|
| NUMBER | DELTA ANGLE | CHORDS | ARC LENGTH | TANGENT | CHORD BEARING |
| C1 | 06°29'47" | 286.00 | 44.44 | 22.24 | S 49°07'47" E 44.42 |
| C2 | 00°03'42" | 50.00 | 12.53 | 27.15 | S 92°33'04" E 12.53 |
| C3 | 09°08'56" | 220.00 | 19.64 | 9.83 | S 89°51'30" E 19.64 |
| C4 | 28°13'51" | 210.00 | 92.48 | 47.00 | S 89°45'11" E 90.17 |
| C5 | 47°16'57" | 125.03 | 92.25 | 48.34 | S 89°45'11" E 90.17 |
| C6 | 59°49'39" | 100.00 | 94.53 | 51.13 | S 81°33'01" W 81.02 |

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 "HALLBROOKE 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 ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE ENGINEERING DIVISION, 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 ENGINEERING DIVISION, 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.

NOTES:

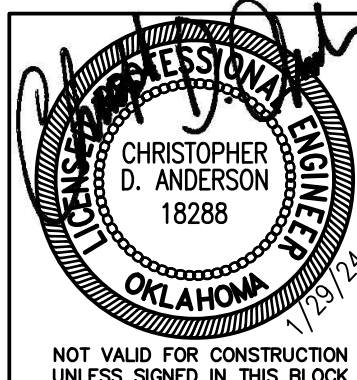
1. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ZONING IS P.U.D. AND R-1.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
5. ALL WATER LINES TO BE 6" DIA. UNLESS NOTED OTHERWISE.
6. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.

OWNER/DEVELOPER:

HALLBROOKE DEVELOPMENT GROUP
3750 W. MAIN, SUITE W
NORMAN, OKLAHOMA 73072
PH: (405) 229-9687

DESIGNED BY:

SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN
OKLAHOMA CITY, OK 73106
PH: (405) 232-7715



PRELIMINARY PLAT

HALLBROOKE ADDITION

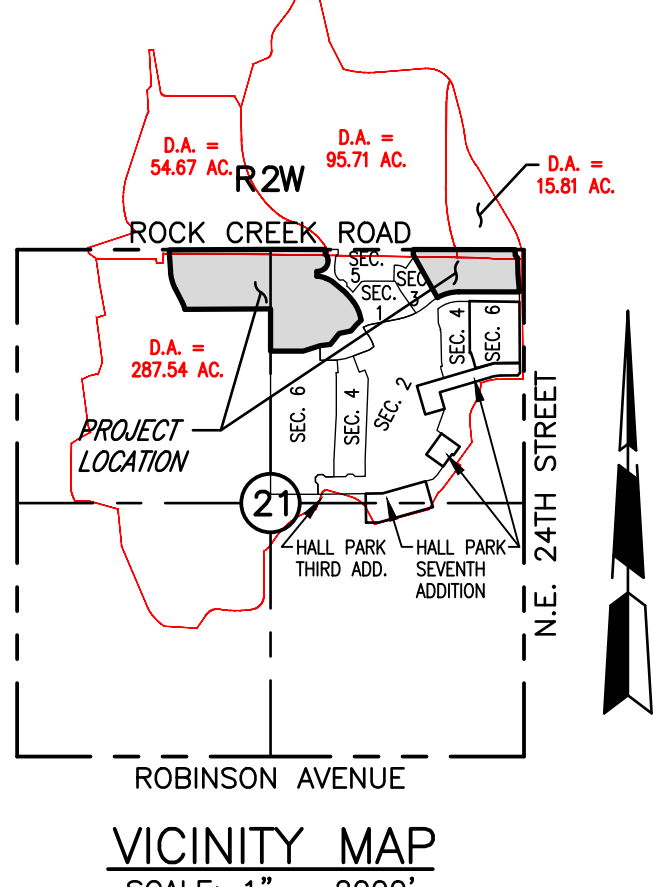
ROCK CREEK ROAD & 24th AVE. N.E.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main - Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859

CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP 6/30/2025

| No. | Revision | Date |
|-----|--------------------------|----------|
| 1 | Updated Preliminary Plat | 11/07/22 |
| 2 | Revised Layout | 11/30/23 |

| | | |
|-----------------------------------|------------------|-------------|
| DATE: 11/07/22 | SCALE: 1" = 100' | SHEET NO. 1 |
| DRAWN BY: D.G. | | |
| PROJECT NO.: 5073.00 | | |
| ENGINEER: Christopher D. Anderson | | |



| LOT COUNT | |
|-----------|-------------|
| 31 | LOTS IN R-1 |
| 54 | LOTS IN PUD |

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