

EASEMENT TABLE		
LINE #	LENGTH	DIRECTION
E2	95.50'	S89°56'29"E
E3	109.89'	S89°56'29"E
E5	39.50'	S00°28'49"E
E6	124.69'	S89°56'29"E
E7	10.00'	S00°03'31"W
E8	124.50'	N00°03'31"E
E9	100.50'	S00°03'31"W
E10	152.55'	S89°56'29"E
E11	15.00'	N00°03'31"W
E12	177.68'	N00°03'31"E
E13	162.94'	S00°03'31"W
E14	58.43'	S14°49'05"E
E15	22.00'	N22°30'00"E
E16	20.00'	S67°30'00"E
E17	13.74'	N22°30'00"E
E18	8.34'	S00°03'31"W
E19	7.58'	N08°46'23"E
E20	25.55'	N89°56'29"W
E21	90.99'	S00°03'31"W
E22	97.03'	N89°31'11"E
E23	215.57'	S89°56'29"E

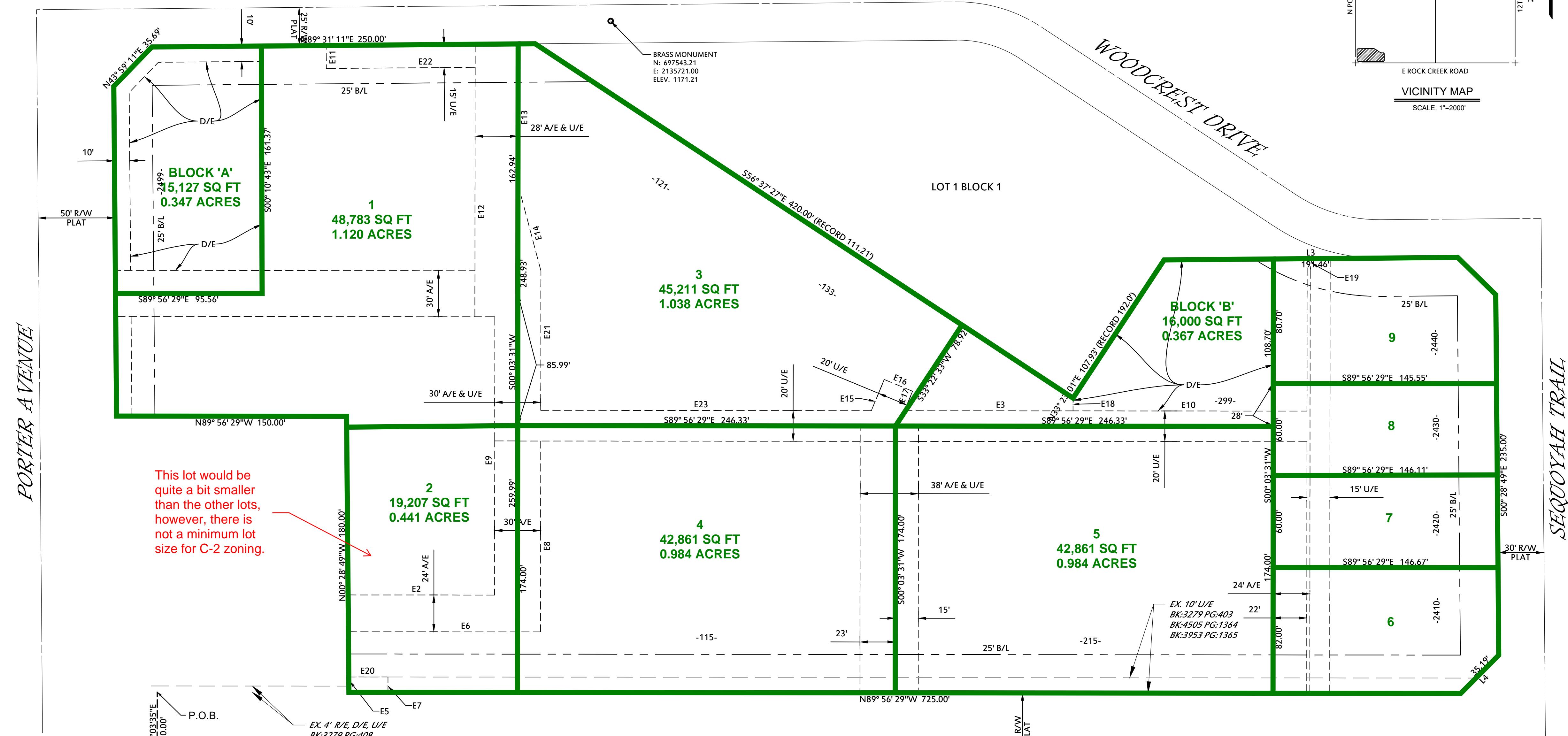
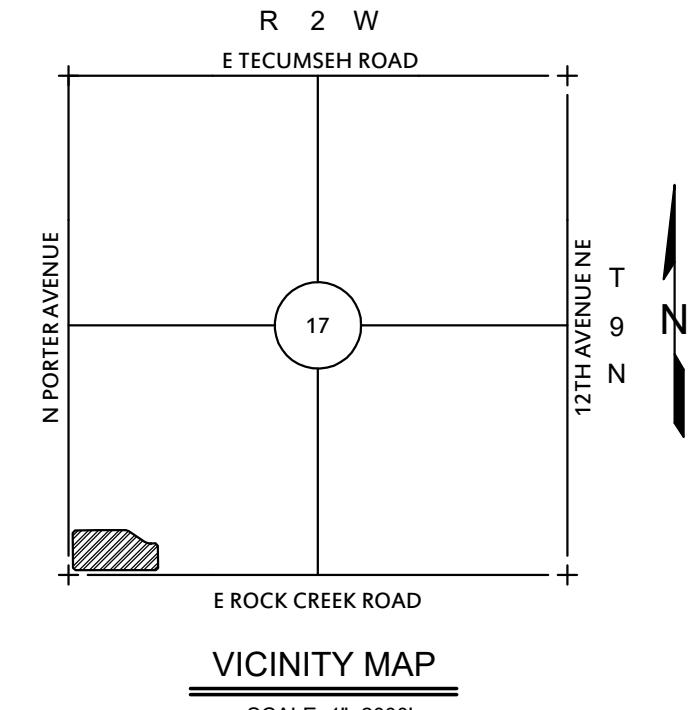
LINE TABLE		
LINE #	LENGTH	DIRECTION

25' (RECORD)

## FINAL PLAT BEING A RE-PLAT

OF  
LOT 2, BLOCK 1

## WOODCREST ESTATES PLAZA ADDITION

A PART OF THE SW/4 OF SECTION 17, T9N, R2W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

PORTER AVENUE

SEQUOYAH TRAIL

POINT OF COMMENCEMENT  
SW CORNER SW/4  
SECTION 17, T9N, R2W, I.M.SCALE: 1" = 40'  
BASIS OF BEARING = N 00°28'49" W  
WEST LINE OF SW/4, SECTION 17, T9N, R2W, I.M.

LEGEND

D/E	DRAINAGE EASEMENT
R/E	ROADWAY EASEMENT
B/L	BUILDING LIMIT LINE
R/W	RIGHT OF WAY
L/W	LANDSCAPE EASEMENT
U/E	UTILITY EASEMENT
A/E & U/E	ACCESS EASEMENT & UTILITY EASEMENT
L/E	LANDSCAPE EASEMENT

## NOTES

1. THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

2. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:

MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973"

3. PROPERTY CORNER MONUMENTS SHALL BE:

3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"

4. THE PRIVATE DRIVE/ACCESS EASEMENT (PD/AE) SHOWN HEREON PROVIDES ACCESS AND LEGAL FRONTAGE TO ALL LOTS ABUTTING SAID EASEMENT. THE MAINTENANCE OF THE PRIVATE DRIVE WITHIN THE PRIVATE DRIVE/ACCESS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE PLAT. THE PRIVATE DRIVE/ACCESS EASEMENT SHALL REMAIN OPEN AND/OR ACCESSIBLE FOR EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES. PARKING IS NOT PERMITTED WITHIN SAID EASEMENT; HOWEVER, MANEUVERING FOR PARKING IS PERMITTED.

5. DRAINAGE DETENTION FACILITY EASEMENTS (BLOCK A & B) ARE HERE BY 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 WOODCREST ESTATES PLAZA ADDITION AMENDED; 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). 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

6. MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE PLAT AND AS INDICATED IN THE PROPERTY OWNERS AGREEMENT. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTION, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE - RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN.

7. BRASS CAP MONUMENT SET IN CURB OF WOODCREST DRIVE.  
NORTHING: 697543.21  
EASTING: 2135721.00  
ELEVATION: 1171.21

FINAL PLAT - A RE-PLAT OF  
LOT 2, BLOCK 1 WOODCREST ESTATES PLAZA ADDITION

300 Pointe Parkway Boulevard  
Yukon, Oklahoma 73099

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CERTIFICATE OF AUTHORIZATION:  
CTA 973 PG-1365 EXPIRES 07/30/2018  
SHEET NO.: 2 of 2  
DATE: 10/16/17  
PROJECT NO.: 16604200