



#4  
 STATE OF OKLAHOMA  
 COUNTY OF CLEVELAND  
**FILED FOR RECORD**  
 February 12, 2021 10:30:19 AM  
 Book Page  
 TAMMY BELINSON, County Clerk  
 By: [Signature] Deputy

**EAGLE CLIFF SOUTH  
 ADDITION SECTION 2  
 (BK. 20 OF PLATS, PG. 174)**

**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 (POND CONSTRUCTED WITH TRAILWOODS ADDITION SECTION 8) SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF EAGLE CLIFF SOUTH ADDITION SECTION 2; 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, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN 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 CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

SCALE: 1" = 50'

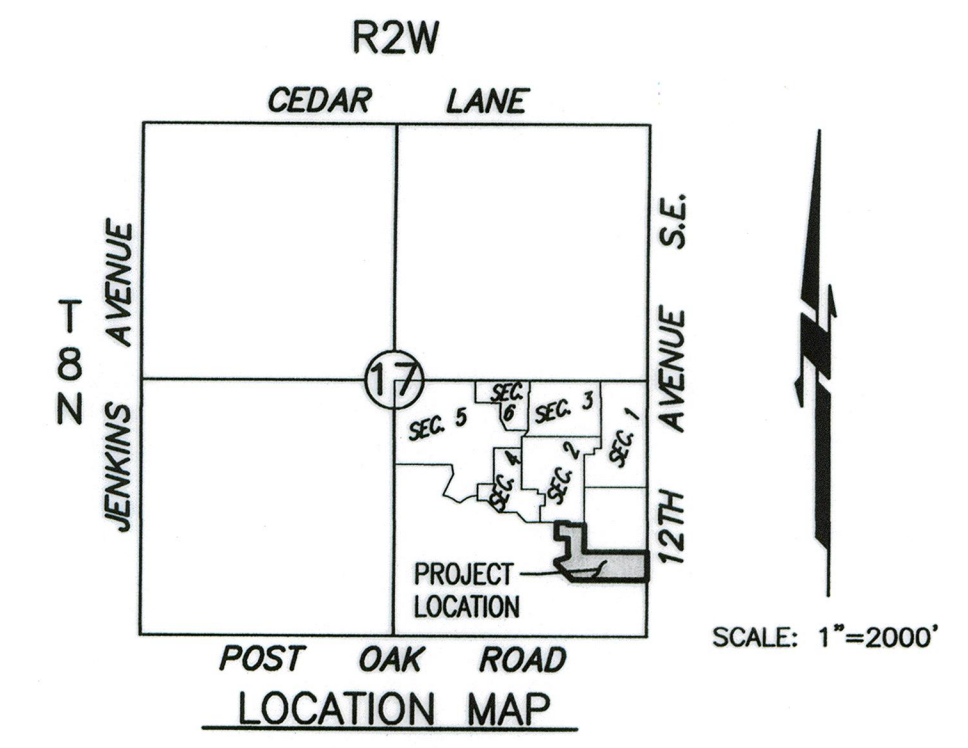
THE BEARING OF S 00°00'57" W AS SHOWN ON THE EAST LINE OF THE SOUTHEAST QUARTER WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

TOTAL LOTS = 34

SET 1/2" LP.'s W/ CA-6333 CAP AT ALL PROPERTY CORNERS.

P.O.C.  
 N.E. COR., S.E. 1/4 SEC. 17,  
 T8N, R2W, L.M.

**FINAL PLAT  
 EAGLE CLIFF SOUTH ADDITION SECTION 7  
 A PART OF THE S.E. 1/4, SECTION 17, T8N, R2W I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA**



**LEGAL DESCRIPTION:**

A tract of land lying in the Southeast Quarter (S.E./4) of Section Seventeen (17), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said S.E./4; THENCE South 00°00'57" West along the East line of said S.E. 1/4 a distance of 1760.00 feet to the POINT OF BEGINNING, said point being the Southeast corner of the filed final plat of COBBLESTONE WEST SECTION II (as filed in Book 21 of Plats, Page 129);

THENCE continuing South 00°00'57" West along said east line a distance of 290.36 feet; THENCE North 89°57'10" West a distance of 776.31 feet; THENCE North 45°25'12" West a distance of 244.39 feet; THENCE North 00°02'50" East a distance of 28.98 feet; THENCE North 72°15'45" East a distance of 134.81 feet to a point on a non-tangent curve; THENCE along a curve to the right having a radius of 175.00 feet (said curve subtended by a chord which bears North 08°50'43" West a distance of 54.10 feet) with an arc length of 54.32 feet; THENCE North 00°02'50" East a distance of 130.36 feet; THENCE North 89°57'10" West a distance of 120.00 feet; THENCE North 00°02'50" East a distance of 165.00 feet to a point on the South line of the filed final plat of EAGLE CLIFF SOUTH ADDITION SECTION 2 (as filed in Book 20 of Plats, Page 174); THENCE along the boundary of said final plat the following three (3) courses:

- 1) South 89°57'10" East a distance of 120.00 feet;
- 2) South 00°02'50" West a distance of 25.00 feet;
- 3) South 89°57'10" East a distance of 170.21 feet to a point on the West line of the filed final plat of COBBLESTONE WEST SECTION II;

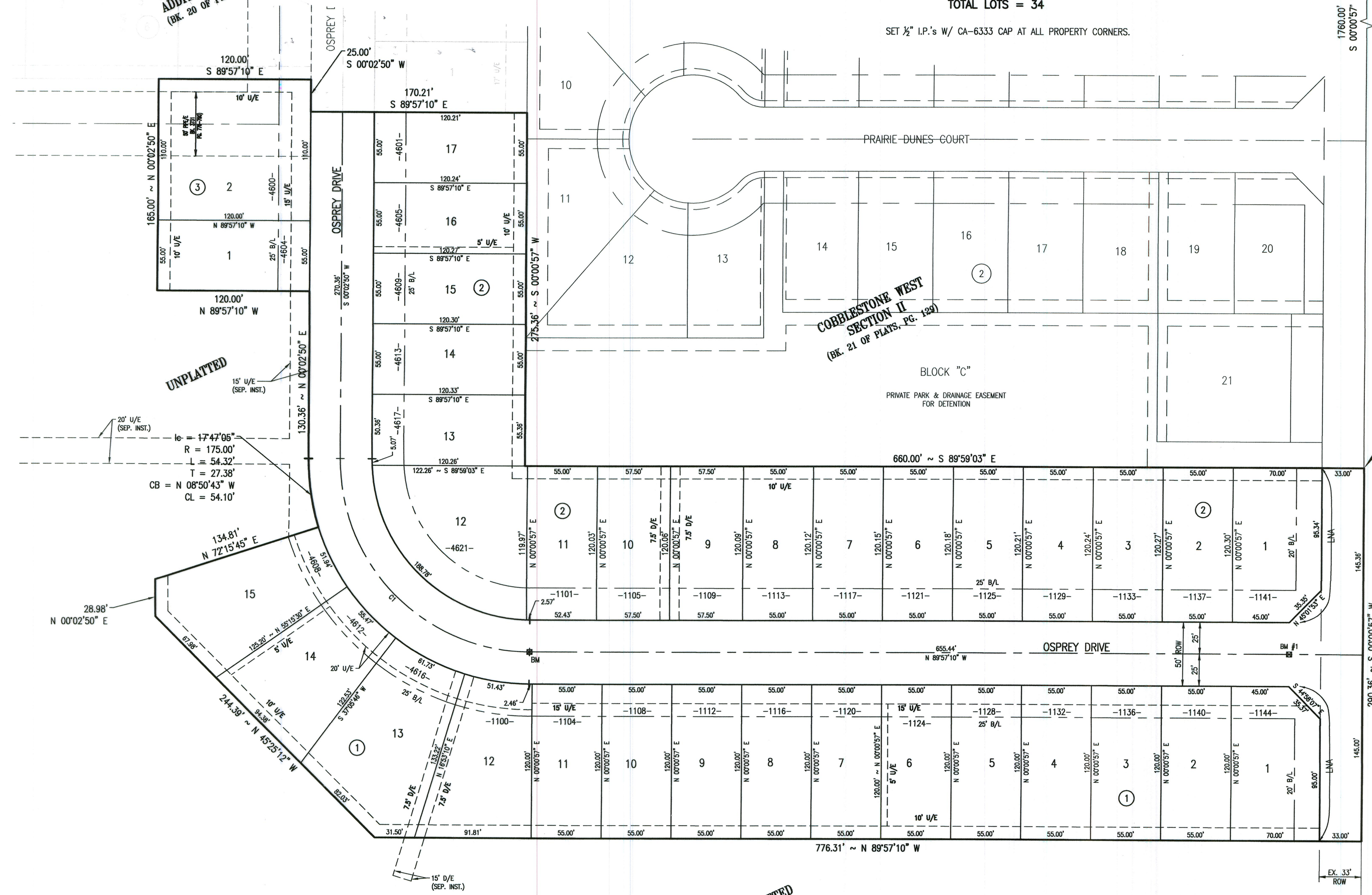
THENCE along the boundary of said final plat the following two (2) courses:

- 1) South 00°00'57" West a distance of 275.36 feet;
- 2) South 89°58'03" East a distance of 660.00 feet to the POINT OF BEGINNING.

Said tract contains 7.32 acres, more or less.

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD	BEARING	CHORD LENGTH
C1	90°00'00"	150.00	1236.62	150.00	150.00	S 44°57'10" E	212.13



UNPLATTED

UNPLATTED

D/E = DRAINAGE EASEMENT  
 LNA = LIMITS OF NO ACCESS  
 U/E = UTILITY EASEMENT  
 B/L = BUILDING LINE  
 -1000- = ADDRESS

BENCHMARK #1: SET BRASS CAP ON  
 CENTERLINE OF OSPREY DRIVE  
 ELEV. =

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

Date: November 6, 2020  
 SMC Consulting Engineers, P.C.  
 815 W. Main Street  
 Oklahoma City, OK 73106  
 Ph.: (405)232-7715  
 Oklahoma CA#464 Exp. 6/30/2021