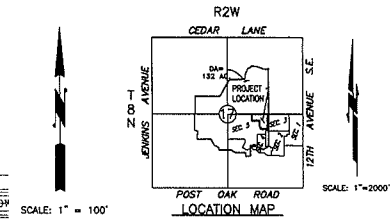


REVISED PRELIMINARY PLAT EAGLE CLIFF SOUTH ADDITION

A PART OF THE S.E. 1/4, SECTION 17, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



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

- NOTES:
- EXISTING ZONING IS R-1 FOR PROPOSED DEVELOPMENT. ZONING IS A-2 FOR THE AREA NOT SHOWN TO BE DEVELOPED.
 - ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
 - ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
 - ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
 - ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
 - ALL WATER LINES TO BE 6" DIA. UNLESS NOTED OTHERWISE.
 - FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
 - FRONT YARD BUILDING LINE SETBACKS ARE 25'. SIDE YARD BUILDING LINE SETBACKS ARE 5'.
 - ALL LOTS AND/OR MEDIAN WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF EAGLE CLIFF SOUTH ADDITION.
 - ALL DRIVEWAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.

LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (S.E. 1/4) 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. 1/4, THENCE North 89°57'10" West along the North line of said S.E. 1/4 a distance of 1228.11 feet to the POINT OF BEGINNING, and point being the Northwest property corner of the filed final plat of Eagle Cliff South Addition Section 3 (as filed in Book 21 of Plats, Page 106);

THENCE along the property line of said final plat the following three (3) courses:

- THENCE South 00°02'50" West a distance of 120.00 feet;
- THENCE North 89°57'10" West a distance of 11.28 feet;
- THENCE South 00°02'50" West a distance of 395.00 feet;

THENCE North 89°57'10" West a distance of 226.24 feet;
THENCE North 28°29'00" West a distance of 133.71 feet;
THENCE North 00°02'50" East a distance of 172.47 feet;
THENCE North 89°57'10" West a distance of 263.72 feet;
THENCE North 00°02'50" East a distance of 225.00 feet;
THENCE South 89°57'10" East a distance of 565.00 feet to the POINT OF BEGINNING. Said tract contains 206,253 square feet, or 4.736 acres, more or less.

**4.736 ACRES
20 LOTS
4.22 LOTS PER ACRE**

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 RESPONSIBILITY OF THE PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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NOTES:

OWNER / DEVELOPER:

FAZANZHI DEVELOPMENT, LLP
2252 N. BROADWAY ST.
WARRICK, OK 73160
PHONE: (405) 364-9999

DESIGNED BY:

SMC Consulting Engineers, P.C.
815 W. MAIN
OKLAHOMA CITY, OK 73106
PHONE: (405) 321-7115



EAGLE CLIFF SOUTH ADDITION

12th AVE. S.E. & CEDAR LANE RD.
NORMAN, OKLAHOMA



PROJECT NO. 2019-03
DATE: 07/15/19
SCALE: 1" = 100'
DRAWN BY: SMC
CHECKED BY: Christopher D. Anderson
P.E. NUMBER 12538

REVISED
PRELIMINARY PLAT

SHEET NO.
1