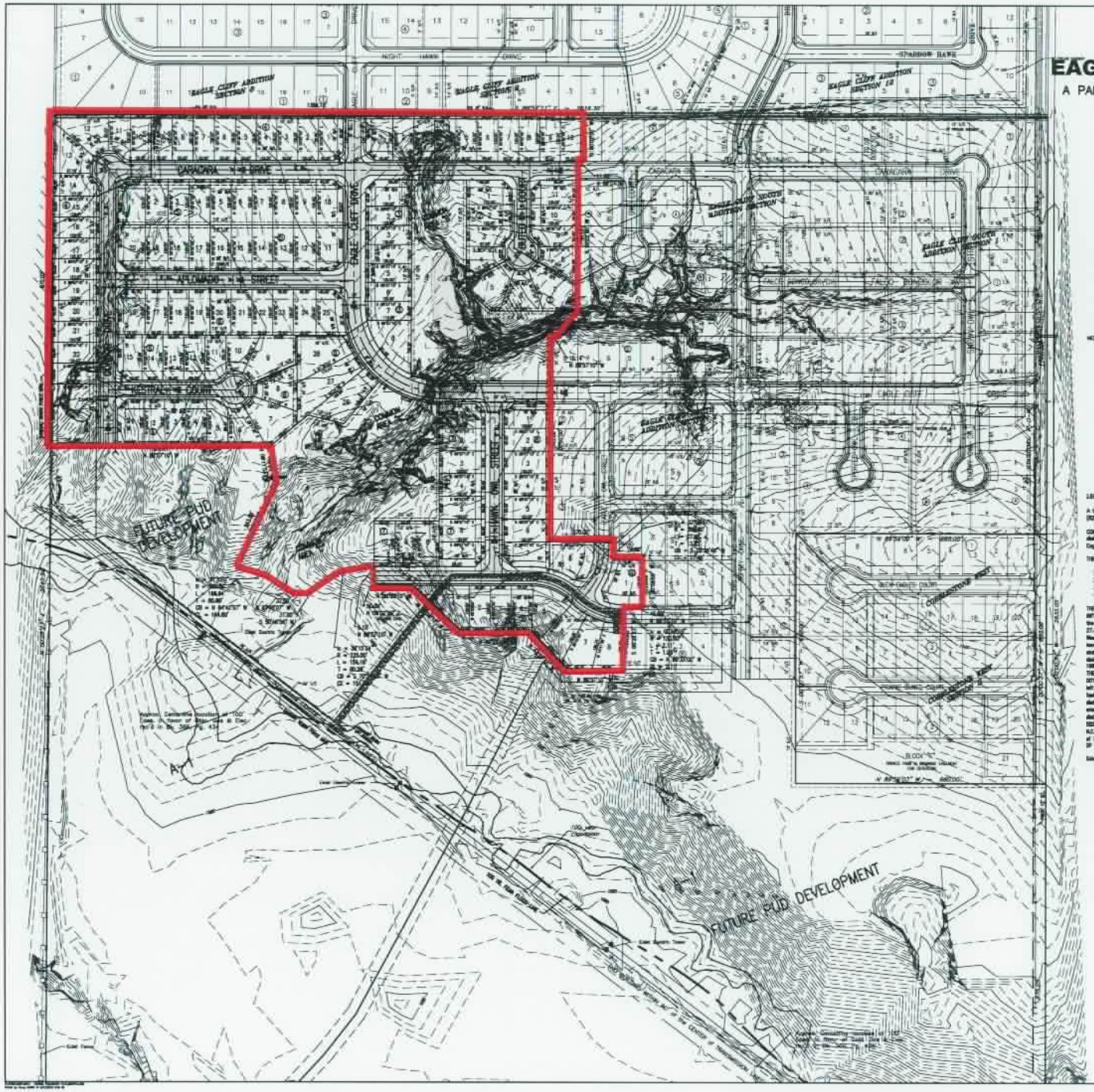
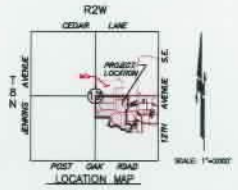
PRELIMINARY PLAT

EAGLE CLIFF SOUTH ADDITION

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





SCALE: 1" = 100'

NOTES:

1. EXISTING ZONING IS R-1.
2. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
3. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
4. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
5. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
6. ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
7. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
8. FRONT YARD BUILDING LINE SETBACKS ARE 25'. SIDE YARD BUILDING LINE SETBACKS ARE 15'.
9. ALL SIGNS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THE DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF EAGLE CLIFF SOUTH ADDITION.
10. ALL SIDEWALKS 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 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 North 88°57'10" West along the North line of said S.E./4 a distance of 1320.11 feet to the POINT OF BEGINNING, said point being the Northeast property corner of the filed final plat of Eagle Cliff South Addition Section 2 (as filed in Book 21 of Plats, Page 196);

THENCE along the property line of said final plat the following 4 courses:

1) THENCE South 00°00'00" West a distance of 130.00 feet;
2) THENCE North 88°57'10" West a distance of 11.28 feet;
3) THENCE South 00°00'00" West a distance of 305.00 feet;
4) THENCE South 38°37'01" West a distance of 83.15 feet;

THENCE North 88°57'10" West a distance of 16.14 feet; THENCE South 00°02'50" West a distance of 345.00 feet; THENCE South 88°57'10" East a distance of 170.00 feet; THENCE South 00°02'50" West a distance of 17.62 feet; THENCE around a curve to the right having a radius of 200.00 feet (said curve subtended by a chord which bears South 12°56'40" West, a distance of 27.44 feet) and an arc length of 27.46 feet; THENCE South 88°57'10" East a distance of 74.88 feet; THENCE South 00°02'50" West a distance of 130.00 feet; THENCE North 88°57'10" West a distance of 45.62 feet; THENCE around a curve to the right having a radius of 150.00 feet (said curve subtended by a chord which bears North 88°37'02" West, a distance of 2.11 feet) and an arc length of 2.11 feet; THENCE South 00°28'33" West a distance of 170.02 feet; THENCE North 88°57'10" West a distance of 140.00 feet; THENCE North 43°31'41" West a distance of 137.05 feet; THENCE North 88°57'10" West a distance of 198.21 feet;

THENCE North 46°58'17" West a distance of 172.00 feet; THENCE North 88°57'10" West a distance of 150.00 feet; THENCE North 00°02'50" East a distance of 30.00 feet; THENCE North 88°57'10" West a distance of 5.10 feet; THENCE around a curve to the left having a radius of 225.00 feet (said curve subtended by a chord which bears South 30°24'53" West, a distance of 131.19 feet) and an arc length of 134.19 feet; THENCE South 54°46'56" West a distance of 31.20 feet; THENCE North 87°46'07" West a distance of 37.50 feet; THENCE around a curve to the left having a radius of 300.00 feet (said curve subtended by a chord which bears N44°23'27" West, a distance of 184.80 feet) and an arc length of 188.84 feet; THENCE North 02°38'10" East a distance of 243.80 feet; THENCE North 09°11'37" West a distance of 130.00 feet; THENCE North 88°57'10" West a distance of 525.34 feet; THENCE North 00°28'33" East a distance of 870.02 feet to a point, said point being the Northwest corner of said S.E./4, said point also being the Southwest corner of the filed final plat of Eagle Cliff Addition Section 9 (as filed in Book 17 of Plats, Page 192); THENCE South 88°57'10" East along the North line of said S.E./4 a distance of 1368.16 feet to the POINT OF BEGINNING.

Said tract contains 1,559,436 square feet or 35.800 acres, more or less.

35.800 ACRES
128 LOTS
3.58 LOTS PER ACRE

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY CONVEYED 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 "EAGLE CLIFF SOUTH 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 BORNE 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.

OWNER/ DEVELOPER:
EAGLE CLIFF LIMITED PARTNERSHIP
1200 N. POKOLS
NORMAN, OK. 73071
PHONE: (405) 364-1132

DESIGNED BY:
SMC Consulting Engineers, P.C.
815 N. ASKEW
OKLAHOMA CITY, OK 73106
PHONE: (405) 232-7715

EAGLE CLIFF SOUTH ADDITION
12th AVE. S.E. & CEDAR LANE RD.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.

PRELIMINARY PLAT

SHEET NO.
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