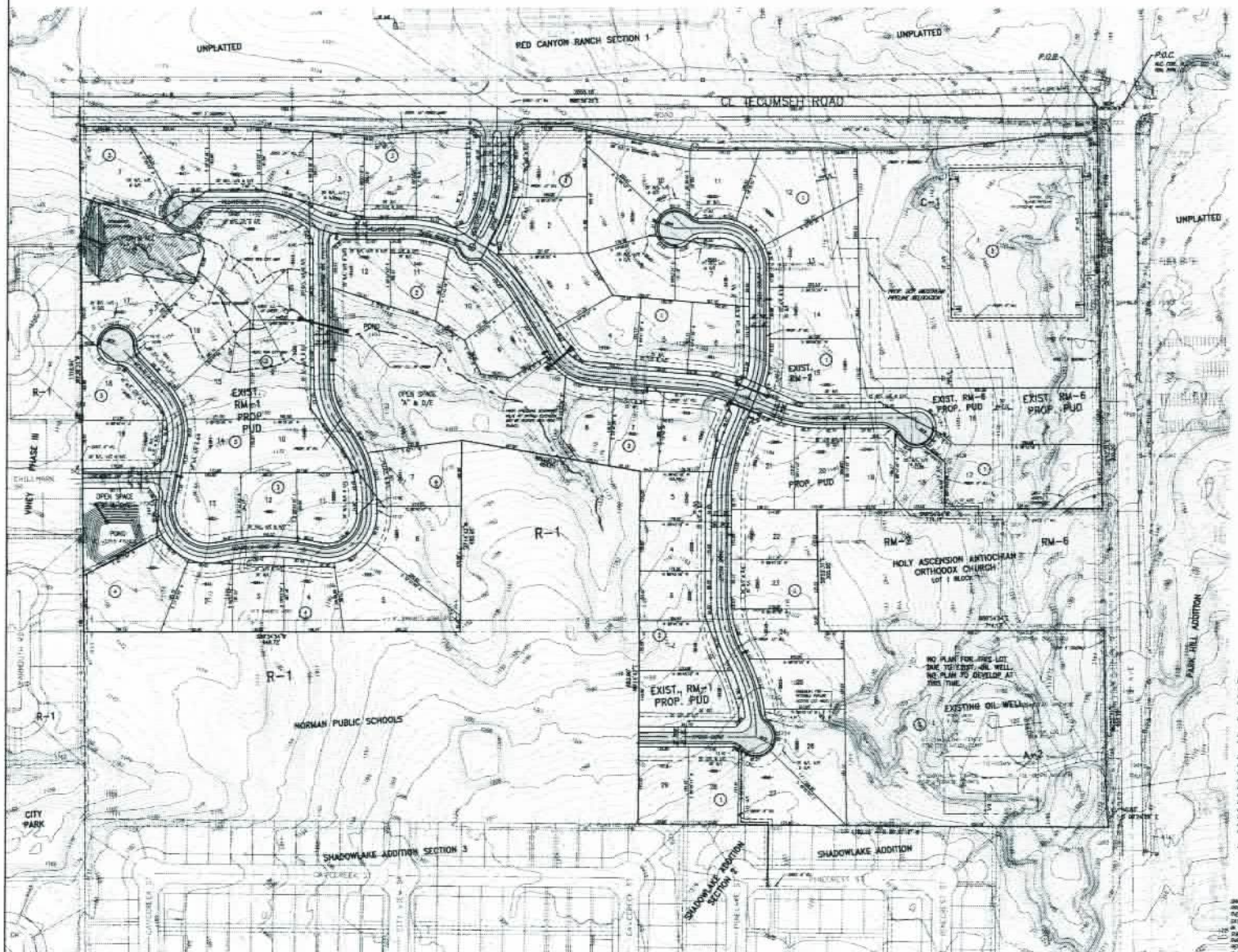
Revised (With Contours)

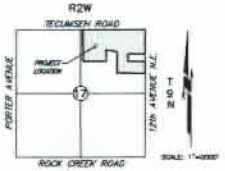
PRELIMINARY PLAT

MONTORO RIDGE

A PLANNED UNIT DEVELOPMENT

A PART OF THE N.E. 1/4, SECTION 17, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA





LOCATION MAP

SCALE: 1" = 100'

TOTAL LOTS - 67

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN COMMENTS AND SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
3. PAVED STREETS SHALL BE 27' WIDE AND SHALL HAVE 50' WIDE STREET RIGHT-OF-WAY PER CITY OF NORMAN STANDARD ST-04.
4. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
5. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED (SUBJECT TO PHASING).
6. ALL CLEARED AREA/OR MISSING WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF MONTORO RIDGE.
7. EXISTING ROAD TO BE PAVED IN.
8. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
9. STATE PLANE COORDINATES OF THE EXISTING OIL WELL IS AS FOLLOWS:
   X = 753756.4502
   Y = 2146022.4994

* FOR COMPLETE DRAINAGE DISCHARGING SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP.

PUBLIC WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DEPOSITING OF MATERIALS EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-5101(C) OF THE NORMAN CITY CODE.

NOTE: THIS NOTE IS SUBJECT TO PROPERTY OWNERSHIP, THAT ARE IN FAVOR OF THE LAND OWNERS AND THAT RESTRICT DISTURBANCE AND USE OF SUCH AREAS.

LEGAL DESCRIPTION:

A tract of land lying in the Northeast Quarter (NE/4) of Section Seventeen (17), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter (NE/4);

THENCE South 89°36'29" West, along the North line of said Northeast Quarter (NE/4), a distance of 63.01 feet to the POINT OF BEGINNING;

THENCE South 00°23'31" East a distance of 150.47 feet; THENCE South 00°23'31" East a distance of 300.00 feet; THENCE South 89°54'54" West a distance of 714.17 feet; THENCE South 00°23'31" East a distance of 300.00 feet; THENCE North 89°54'54" East a distance of 714.17 feet; THENCE South 00°23'31" East a distance of 433.19 feet; THENCE South 06°24'28" East a distance of 49.82 feet; THENCE North 89°36'19" West a distance of 1180.13 feet; THENCE North 00°14'42" East a distance of 883.80 feet; THENCE North 89°59'01" West a distance of 464.51 feet; THENCE South 00°14'42" West a distance of 480.00 feet; THENCE South 89°54'54" West a distance of 948.72 feet; THENCE North 00°36'31" West a distance of 1,219.34 feet to the Northwest corner of said NE/4; THENCE North 89°36'29" East along the North line of said NE/4 a distance of 2,559.18 feet to the POINT OF BEGINNING.

Said tract contains 2,576,987 square feet, or 59.17 acres, more or less.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE PROPERTY DESIGNATED 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 MONTORO RIDGE. 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 ASSOCIATED 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.

© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED. THIS DOCUMENT MAY NOT BE USED FOR ANY PURPOSE, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.

OWNER/DEVELOPER
LANDMARK LAND COMPANY, INC.
1400 E. PORTER AVE.
NORMAN, OKLAHOMA 73071
PH.(405)360-5363

PREPARED BY:
SMC Consulting Engineers, P.C.
615 N. Main St.
Oklahoma City, Oklahoma 73106
PH.(405)235-7772

CHRISTOPHER E. SHEDDEN 15380

MONTORO RIDGE
A PLANNED UNIT DEVELOPMENT

TECUMSEH ROAD & 12th AVE. N.E.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.

PROJECT NO. 04-07-128
DATE: 12/06/07
SCALE: 1" = 100'
DRAWN BY: [illegible]
CHECKED: [illegible]
P.O. STAMPS: [illegible]

PRELIMINARY PLAT

SHEET NO.
1