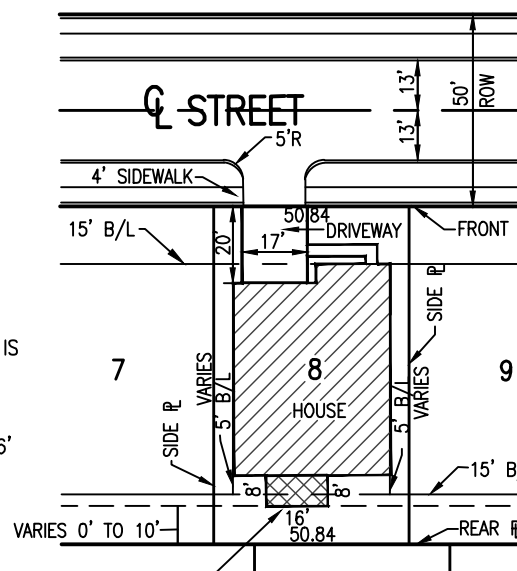
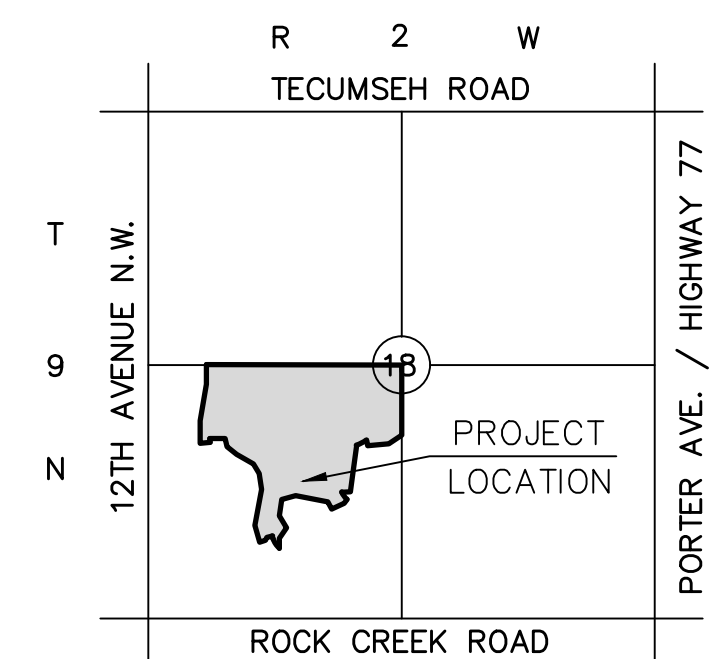


PRELIMINARY PLAT TRAILWOODS ADDITION

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 18, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



TYPICAL LOT SITE PLAN
TRAILWOODS ADDITION
SCALE 1" = 50'



LOCATION MAP
1" = 4000'

NOTES :

- EXISTING ZONING P.U.D.
- 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.
- WATER LINES TO BE 6" DIA. UNLESS NOTED OTHERWISE. WATER LINE SIZING MAY NEED TO BE INCREASED BASED ON PHASING OF PROJECT.
- FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
- ALL ISLANDS AND/OR MEDANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF TRAILWOODS ADDITION.
- THE DEVELOPER WILL CONSTRUCT LEGACY TRAIL THROUGH HIS PROPERTY AND DEDICATE IT TO THE CITY OF NORMAN IN A 10' WIDE PEDESTRIAN EASEMENT.
- REFER TO DRAINAGE REPORT FOR DRAINAGE INFORMATION.

Legal Description

A tract of land lying in the Southwest Quarter (SW/4) of Section 18, Township 9 North (T9N), Range 2 West (R2W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the S.E. corner of said SW/4 of Section 18; THENCE North 07°03'45" East along the East line of said SW/4 a distance of 1901.66 feet to the POINT OF BEGINNING;

THENCE South 56°12'09" West a distance of 157.99 feet; THENCE South 84°48'35" West a distance of 223.82 feet; THENCE North 07°48'40" West a distance of 55.98 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 350.00 feet (said curve subtended by a chord which bears South 62°46'56" West, a distance of 119.50 feet) and an arc length of 120.08 feet; THENCE South 08°11'02" West a distance of 334.93 feet; THENCE South 05°54'55" West a distance of 147.40 feet; THENCE South 86°27'22" West a distance of 92.53 feet; THENCE around a curve to the left having a radius of 175.00 feet (said curve subtended by a chord which bears South 35°28'06" East, a distance of 94.32 feet) and an arc length of 95.50 feet; THENCE South 38°53'55" West a distance of 50.00 feet; THENCE South 64°43'26" West a distance of 143.40 feet; THENCE North 25°16'34" West a distance of 85.34 feet; THENCE North 79°28'26" West a distance of 343.93 feet; THENCE South 72°42'32" West a distance of 150.98 feet; THENCE South 07°18'27" West a distance of 169.71 feet; THENCE South 23°59'32" East a distance of 145.24 feet; THENCE South 32°47'25" West a distance of 133.92 feet; THENCE South 07°13'12" West a distance of 102.48 feet; THENCE around a curve to the right having a radius of 220.00 feet (said curve subtended by a chord which bears North 37°06'15" West, a distance of 116.82 feet) and an arc length of 118.24 feet; THENCE around a compound curve to the right having a radius of 506.51 feet (said curve subtended by a chord which bears North 15°49'02" West, a distance of 33.41 feet) and an arc length of 33.42 feet; THENCE South 76°04'22" West a distance of 60.00 feet; THENCE South 27°54'42" West a distance of 36.51 feet; THENCE South 71°00'54" West a distance of 61.28 feet; THENCE North 16°54'25" West a distance of 181.61 feet; THENCE North 10°43'20" East a distance of 383.37 feet; THENCE North 08°52'00" West a distance of 168.96 feet; THENCE North 31°46'49" West a distance of 113.69 feet; THENCE North 59°35'38" West a distance of 202.67 feet; THENCE North 51°16'11" West a distance of 128.44 feet; THENCE North 10°20'23" West a distance of 88.08 feet; THENCE South 88°32'28" West a distance of 162.04 feet; THENCE around a curve to the left having a radius of 340.00 feet (said curve subtended by a chord which bears South 04°34'32" East, a distance of 36.97 feet) and an arc length of 36.99 feet; THENCE South 82°18'27" West a distance of 103.74 feet; THENCE North 07°15'01" West a distance of 236.07 feet; THENCE North 09°42'51" East a distance of 388.78 feet; THENCE North 07°22'57" East a distance of 204.29 feet; THENCE South 89°47'15" East a distance of 2031.19 feet to a point on the East line of said SW/4; THENCE South 07°03'45" East along said East line a distance of 731.02 feet to the POINT OF BEGINNING.

Said tract contains 2,413,297 square feet or 55.402 acres more or less.

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 RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF TRAILWOODS 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 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.

LEGEND

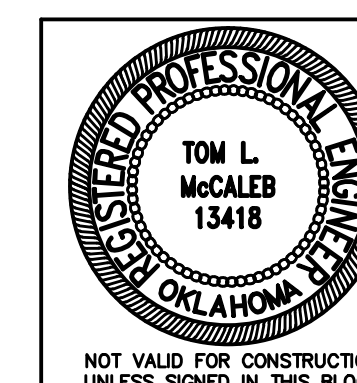
- SIGHT RESTRICTION/FENCE LINE
- "NO PARKING" AREAS

OWNER/DEVELOPER

TERRA VERDE DEVELOPMENT, L.L.C.,
1320 NORTH PORTER
NORMAN, OK 73071
(405) 364-1152

DESIGNED BY :

SMC Consulting Engineers, P.C.
815 W. MAIN
OKLAHOMA CITY, OK 73106
(405) 232-7715



55.402 ACRES
232 LOTS
4.21 LOTS PER ACRE

PRELIMINARY PLAT

TRAILWOODS ADDITION
A PLANNED UNIT DEVELOPMENT

ROCK CREEK Rd. & 12th AVE. N.W.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.

815 West Main - Oklahoma City, OK 73106

PH: 405-232-7715 Fax: 405-232-7659

CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 6/30/2013

No. Revision

1 Revised per City plan review comments

By D.C.

Date 10/17/12

DATE: 10/08/12

DRAWN BY: D.G.

PROJECT NO.: 4719.00

ENGINEER: TOM L. McCALEB, P.E. #13418

SHEET NO.

1 of 1