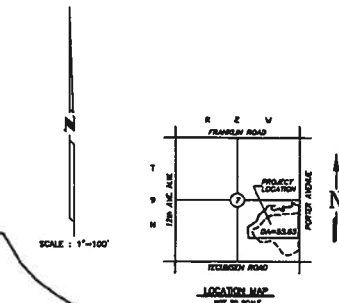
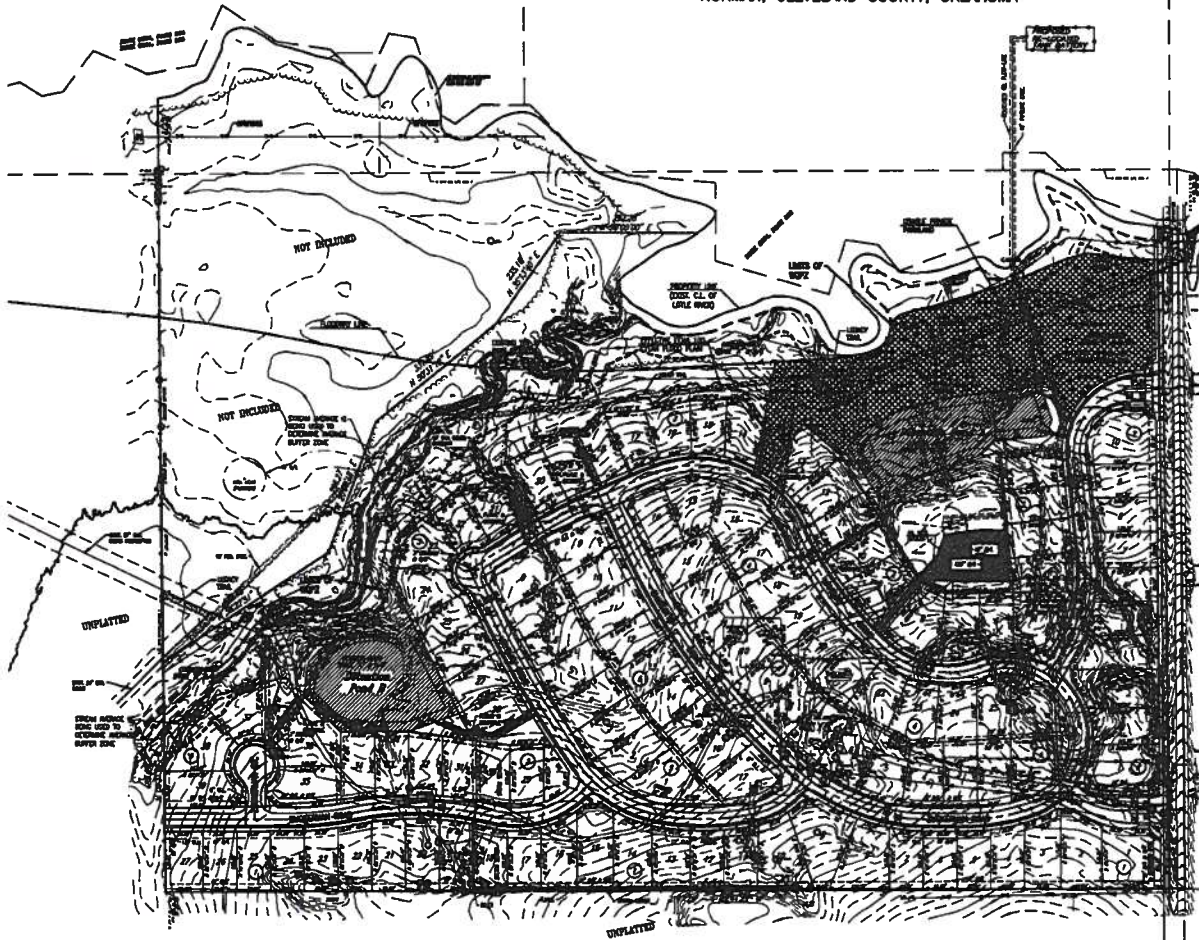


PRELIMINARY PLAT
LITTLE RIVER TRAILS ADDITION
A PLANNED UNIT DEVELOPMENT
 A PART OF THE E. 1/2, SECTION 7, T9N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



Level Description
 A line of land lying to the East half (1/2) of Section Seven (7), Township Nine (9) North, Range Two (2) West of the 1st Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:
 Beginning at a point 1100 feet South 02°21'12" East, of the Southeast Corner of said Section Seven (7) of said Township Nine (9) North, Range Two (2) West, of the 1st Meridian, and running South 02°21'12" East, parallel with the South line of said East half (1/2), a distance of 210.00 feet;
 thence South 02°21'12" East, a distance of 433.46 feet;
 thence South 28°02'17" East, a distance of 288.27 feet;
 thence South 02°21'12" East, a distance of 224.00 feet;
 thence South 02°21'12" East, a distance of 224.00 feet;
 thence in an easterly direction along the center line of said East half to a point on the East line of said Section Seven (7), 224.00 feet North of the Southeast Corner of said Section;
 thence South 02°21'12" East, a distance of 1408.00 feet to the POINT OF BEGINNING, less one acre of irrigation, meadow and riparian rights appurtenant thereto.
 Said land contains 2,814.828 square feet or 0.7576 acres more or less.

- NOTES:**
1. EXISTING DRAINAGE IS FULL. ALL PUBLIC UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE CITY OF NORMAN ORDINANCES.
 2. ALL STREETS & HIGHWAYS SHALL BE LOCATED IN ACCORDANCE WITH THE CITY OF NORMAN ORDINANCES.
 3. ALL PUBLIC UTILITIES SHALL BE IN EXISTING CHANNELS.
 4. ALL EXISTING UTILITIES SHALL BE AS OF THE UNDER WRITTEN RECORDS.
 5. ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF NORMAN ORDINANCES. FIRE PROTECTION SHALL BE PROVIDED BY THE CITY OF NORMAN. (SEE CITY OF NORMAN FIRE DEPARTMENT PLAN).
 6. FRONT YARD SETBACKS SHALL BE AS OF THE UNDER WRITTEN RECORDS AND CITY OF NORMAN ORDINANCES.
 7. ALL BUILDINGS SHALL BE IN ACCORDANCE WITH THE CITY OF NORMAN ORDINANCES AND ALL EXISTING BUILDINGS SHALL BE DEMOLISHED BY THE PROPERTY OWNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 8. THE DEVELOPER SHALL MAINTAIN EXISTING UTILITIES AND PROTECT AND REPAIR THEM TO THE CITY OF NORMAN AS OF THE CITY OF NORMAN ORDINANCES. THE CITY OF NORMAN SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING UTILITIES.
 9. IMPROVEMENTS OF EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF NORMAN ORDINANCES AND ALL EXISTING UTILITIES SHALL BE MAINTAINED BY THE DEVELOPER.
 10. EXISTING UTILITIES SHALL BE AS OF THE UNDER WRITTEN RECORDS.
 11. EXISTING UTILITIES SHALL BE AS OF THE UNDER WRITTEN RECORDS.
 12. ACCESS SHALL BE MAINTAINED TO ALL UTILITIES AND SHALL BE MAINTAINED BY THE DEVELOPER.
 13. CITY OF NORMAN WATER QUALITY PROTECTION ZONE ORDINANCES SHALL BE MAINTAINED THROUGHOUT THE DEVELOPMENT.
 14. SEE DRAINAGE REPORT FOR DETAILED STORM WATER AND EXISTING FLOOD OCCURRENCES.
 15. IMPROVEMENTS OF EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF NORMAN ORDINANCES AND ALL EXISTING UTILITIES SHALL BE MAINTAINED BY THE DEVELOPER. THE CITY OF NORMAN SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING UTILITIES.
 16. AREAS NOW BEING USED FOR OTHER PURPOSES SHALL BE MAINTAINED AS SUCH.

NOTICE TO CONTRACTORS
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE STATE OF OKLAHOMA PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITIES AND PROTECTING ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES AND PROTECTING ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES AND PROTECTING ALL EXISTING UTILITIES.

DESIGNED BY :
 SMC Consulting Engineers, P.C.
 815 W. MAIN
 OKLAHOMA CITY, OK 73108
 (405) 232-7715

OWNER/DEVELOPER
 TERRA VERDE DEVELOPMENT, L.L.C.
 1520 NORTH PORTER
 NORMAN, OK 73071
 (405) 364-1152

57.78 ACRES
419 LOTS
2.06 LOTS PER ACRE

GENERAL NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE STATE OF OKLAHOMA PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITIES AND PROTECTING ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES AND PROTECTING ALL EXISTING UTILITIES.

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