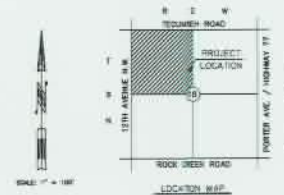


REVISED PRELIMINARY PLAT GREENLEAF TRAILS ADDITION A PLANNED UNIT DEVELOPMENT

THE N.W. 1/4, SECTION 18, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



- NOTES
- EXISTING ZONING IS A-2. PROPOSED ZONING IS 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 DESIGNATED EASEMENTS.
 - ALL EASEMENT BARRIER CUES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
 - ALL WATER LINES TO BE 4" DIA. UNLESS NOTED OTHERWISE.
 - FIRE HYDRANTS TO BE SPACED AT MAXIMUM OF 200' APART.
 - FRONT YARD BUILDING LINE SETBACKS ARE 25'. SIDE YARD BUILDING LINE SETBACKS ARE 10'.
 - ALL SPACES AND/OR YARDWAYS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF GREENLEAF TRAILS ADDITION.
 - THE DEVELOPER WILL CONSTRUCT LEGACY TRAIL THROUGH HIS PROPERTY AND DEDICATE IT TO THE CITY OF NORMAN AS A 10' WIDE PIEDESTAL EASEMENT. THE CITY OF NORMAN WILL BE RESPONSIBLE FOR MAINTENANCE OF LEGACY TRAIL.

LEGAL DESCRIPTION

A part of the Northwest Quarter (NW 1/4) of Section Eighteen (18), Township Nine (9) North, Range Two (2) West, of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the N.E. corner of said NW 1/4.

THENCE South 00°00'00" East, along the East line of said NW 1/4, a distance of 263.33 feet;

THENCE North 00°00'00" East, a distance of 287.66 feet;

THENCE North 00°00'00" East, a distance of 283.33 feet;

THENCE South 00°00'00" East, a distance of 287.66 feet to the POINT OF BEGINNING.

Total area of land containing 161.86 acres more or less.

STORM DRAINAGE RETENTION FACILITY EASEMENT

WHEREAS retention facility easements are hereby established as shown to provide for retention of storm surface water and consequently as approved by the City of Norman, all maintenance within the Norman Creek Project Location shall be the joint duty and responsibility of the property owners in the plan of subdivision. All easements, easements, if any, are to be subject to the City of Norman, Oklahoma, and its successors, and the City of Norman, Oklahoma, and its successors, shall have the right to use the easements for the purpose of storm drainage retention facility easements, and the City of Norman, Oklahoma, and its successors, shall have the right to use the easements for the purpose of storm drainage retention facility easements, and the City of Norman, Oklahoma, and its successors, shall have the right to use the easements for the purpose of storm drainage retention facility easements.

161.86 ACRES
541 LOTS
3.34 LOTS PER ACRE

LEGEND

--- LOT RESTRICTION/LINE
--- "NO PARKING" MARKS

DESIGNED BY :

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

OWNER/DEVELOPER

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

REVISED PRELIMINARY PLAT

GREENLEAF TRAILS ADDITION

TECUMSEH RD. & 12th AVE. N.W.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main - Oklahoma City, OK 73106
Tel: (405) 232-7715 Fax: (405) 232-7716
Internet: www.smce.com



DATE: 11-11-07	SCALE: 1"=400'	SHEET NO: 1
DRAWN BY: JAW	CHECKED BY: JAW	
DESIGNED BY: JAW	APPROVED BY: JAW	