

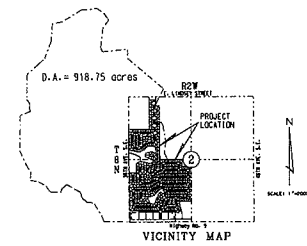
BELLATONA ADDITION BEING A PART OF SECTION 2, T8N, R2W, 1M. REVISED PRELIMINARY PLAT (formerly Summit Valley Addition)

LEGAL DESCRIPTION:

A tract of land located in Section Two (2) and Section Three (3), Township Eight (8) North, Range Two (2) West, of the Indian Meridian, Norman, Cleveland County, Oklahoma, described as follows:

Commencing at the Southeast Corner of said Section 3;
Thence N00°45'12"W on the East Line of said Section 3 for a distance of 475.70 feet to the POINT OF BEGINNING;
Thence N00°45'12"W on the West Line of the Southwest Quarter (SW/4) of said Section 2 for a distance of 2157.60 feet;
Thence N00°45'12"W on the West Line of the Northwest Quarter (NW/4) of said Section 2 for a distance of 1779.54 feet;
Thence N00°41'54"W for a distance of 868.35 feet;
Thence N00°45'12"W for a distance of 1575.32 feet to a point on the North Line of said SW/4;
Thence N00°41'54"W on said North Line for a distance of 287.54 feet;
Thence S00°34'52"E for a distance of 329.01 feet;
Thence N00°41'54"W for a distance of 145.00 feet;
Thence S00°34'52"E for a distance of 2253.34 feet to a point on the North Line of the Southwest Quarter (SW/4) of said Section 2;
Thence S00°34'52"E on said North Line for a distance of 1315.80 feet to the Northeast Corner of said SW/4;
Thence S00°18'31"E on the East Line of said SW/4 for a distance of 249.20 feet to a point on the North Right-of-Way Line of Oklahoma State Highway Number Nine (9);
Thence N00°18'31"E on said North Right-of-Way Line for a distance of 565.12 feet;
Thence S00°45'12"W on said North Right-of-Way Line for a distance of 565.12 feet;
Thence N00°18'31"E on said North Right-of-Way Line for a distance of 565.12 feet;
Thence S00°45'12"W on said North Right-of-Way Line for a distance of 565.12 feet;
Thence N00°18'31"E on said North Right-of-Way Line for a distance of 565.12 feet;
Thence S00°45'12"W on said North Right-of-Way Line for a distance of 565.12 feet;
Thence N00°18'31"E on said North Right-of-Way Line for a distance of 565.12 feet;
Thence S00°45'12"W on said North Right-of-Way Line for a distance of 565.12 feet;
Thence N00°18'31"E for a distance of 565.12 feet to the POINT OF BEGINNING, containing 180.76 acres, more or less.

Scale: 1" = 200'



STORM DRAINAGE DETENTION FACILITY BASEMENT
Drainage detention facility easements are hereby established as shown in the plat 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 Bellatona Addition. However, if maintenance is requested or subject to other natural 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 improvements do not interfere with the function of the detention facility.

Owner: Bellatona Development, L.L.C.
1203 Brookhaven Blvd.
Norman, OK 73072
(405) 329-0258

Developer: Bellatona Development, L.L.C.
1203 Brookhaven Blvd.
Norman, OK 73072
(405) 329-0258

Engineer: Clout Planning & Engineering Services, LLC
Phillip G. Clout, P.E., L.S.
123 Tenhara St., Suite 105
Norman, OK 73069
(405) 329-8500

692 R-1 LOTS
6 C-1 LOTS

ENGINEERS
SURVEYORS
PLANNERS Clout Planning & Engineering Services
123 Tenhara St., Suite 105, Norman, OK 73069-0105, Tel: 405-329-8500, Fax: 405-329-8501

BELLATONA ADDITION
REVISED PRELIMINARY PLAT
COVER SHEET

Drawn by: J. H. H. Date: 10/1/2011
Checked by: J. H. H. Date: 10/1/2011
Title: BELLATONA ADDITION
Sheet 1 of 3 P-048

NOTES:

1. Easements to be constructed in accordance with the plat of the City of Norman and the plat of Bellatona Addition shall be shown on the plat for clarity.
2. L.S. = Deed Line of 80 acres.
3. Utility line locations are approximate. Some SUTS may need to be L/S's also. SUTS to be determined upon final platting and coordinated with construction plans.

NOTES (WATER QUALITY PROTECTION) DED:

1. There shall be no clearing, grading, construction or disturbance of any kind within the water quality protection area (WQPA) until after the plat of Bellatona Addition is recorded in the County Clerk's Office.
2. Any WQPA shall be subject to protective easements that shall be shown on the plat of Bellatona Addition and shall remain in effect until the plat of Bellatona Addition is recorded in the County Clerk's Office.

Note: Blocks A thru R are Common Open Space Blocks that are owned and maintained by the MANDATORY Property Owners Association.

SUMMIT VALLEY ADDITION

EAST LINDSEY STREET

N.E. Corner Section 3

N.W. Corner Section 2

South Quarter Corner Section 2

South Quarter Corner Section 3

South Quarter Corner Section 4

South Quarter Corner Section 5

South Quarter Corner Section 6

South Quarter Corner Section 7

South Quarter Corner Section 8

South Quarter Corner Section 9

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South Quarter Corner Section 11

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