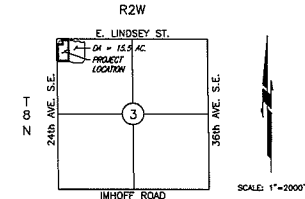


PRELIMINARY PLAT
EAST RIDGE PLACE
 LOTS 1, 2 & 3, BLOCK 1, AND
 A PLANNED UNIT DEVELOPMENT FOR LOT 4 BLOCK 1,
 A PART OF THE N.W. 1/4 OF SECTION 3, T8N, R2W, 1.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



Legal Description:

A tract of land being a part of the Northwest Quarter (NW1/4) of Section Three (3), Township Eight (8) North, Range Two (2) West, of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest Corner of said NW1/4;

THENCE North 89°50'21" East along the North section line a distance of 200.00 feet to the Northeast corner of Lot 1, Block 1, of EAST RIDGE ADDITION SECTION 6 (as filed in Book 15 of Plate, Page 36) and the POINT OF BEGINNING;

THENCE continuing North 89°50'21" East along the North section line a distance of 210.48 feet;

THENCE South 00°56'54" East a distance of 770.80 feet;

THENCE North 89°54'18" West a distance of 410.49 feet to a point on the West section line;

THENCE North 00°56'54" West along the West section line a distance of 678.77 feet to the Southwest corner of Lot 1, Block 1, of East Ridge Addition Section 6;

THENCE North 89°50'21" East a distance of 200.00 feet to the Southwest corner of Lot 1, Block 1, of East Ridge Addition Section 6;

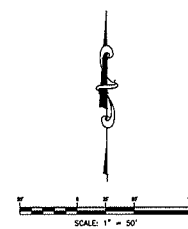
THENCE North 00°56'54" West a distance of 200.00 feet to the POINT OF BEGINNING.

Said tract of land contains 279.427 square feet or 0.415 acres more or less.

NOTES:

1. THE IMPROVEMENTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE PLANS AND THE CITY OF NORMAN ORDINANCES AND SPECIFICATIONS.
2. ALL PUBLIC UTILITIES SHALL BE DEIGNED IN ACCORDANCE WITH THE CITY OF NORMAN ORDINANCES.
3. PROPOSED SANITARY SEWER SHALL BE 6" UNLESS OTHERWISE NOTED.
4. SEWERLINES ARE EXISTING.
5. FIRE HYDRANTS TO BE SPACED A MINIMUM OF 300 FEET.
6. EXISTING DRAINAGE IS C-1. PROPOSED DRAINAGE IS PLUS FOR LOT 4 BLOCK 1. DRAINAGE FOR LOT 1, 2 & 3, BLOCK 1, WILL REMAIN EXISTING.
7. REFER TO DRAINAGE REPORT FOR DRAINAGE INFORMATION.

TOTAL LOTS = 4



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 RESPONSIBILITY AND LIABILITY OF THE PROPERTY OWNERS. IN THE PLAT OF EAST RIDGE PLACE, HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER DRAINAGE OBSTRUCTIONS 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 OWNERS. 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 OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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OWNER/DEVELOPER:
 LINSEY DEVELOPMENT LLC
 UNIT 1-101 S.W. 2ND
 OKLAHOMA CITY, OK 73108
 PL 4040004-001

PREPARED BY:
 SMC CONSULTING ENGINEERS, P.C.
 812 N. MAIN ST.
 OKLAHOMA CITY, OKLAHOMA 73108
 (405) 233-7715



EAST RIDGE PLACE
 LOTS 1, 2 & 3, BLOCK 1, AND
 A PLANNED UNIT DEVELOPMENT FOR LOT 4 BLOCK 1,
 24th AVE. S.E. & LINDSEY ST.
 NORMAN, OKLAHOMA

SMC
 SMC Consulting Engineers, P.C.
 812 N. MAIN ST.
 OKLAHOMA CITY, OK 73108
 (405) 233-7715
 FAX: (405) 233-7716
 E: SMC@SMCENGINEERS.COM
 W: WWW.SMCENGINEERS.COM

PROJECT NO. 1510001
 DATE: 10/29/14
 SCALE: 1" = 80'
 DRAWN BY: L. MOLDER
 CHECKED BY: L. MOLDER
 P.L. NUMBER: 15418

PRELIMINARY PLAT

SHEET NO.
 1