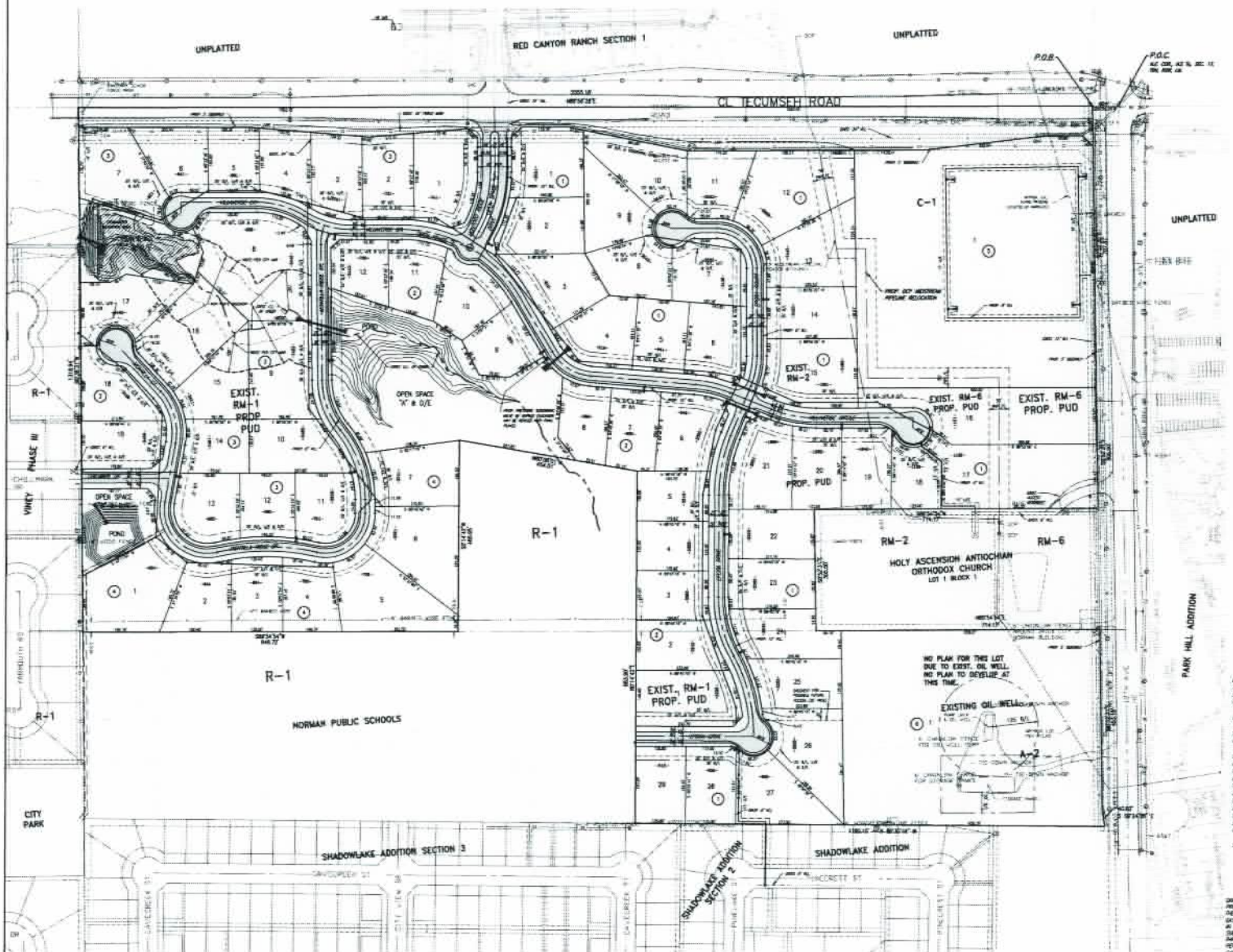
Revised (Without Contours)

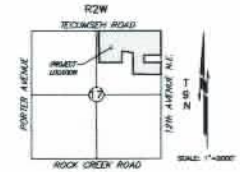
PRELIMINARY PLAT

MONTORO RIDGE

A PLANNED UNIT DEVELOPMENT

A PART OF THE N.E. 1/4, SECTION 17, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA





LOCATION MAP

SCALE: 1" = 100'

TOTAL LOTS = 97

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
3. PRIVATE STREETS SHALL BE 22' WIDE AND SHALL HAVE 30' WIDE STREET RIGHT-OF-WAY PER CITY OF NORMAN STANDARD ST-24.
4. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
5. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED (SUBJECT TO PHASING).
6. ALL SIGNAGE AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF MONTORO RIDGE.
7. EXISTING POND TO BE FILLED IN.
8. ALL PEDESTRIANS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN DRAINAGE AND SPECIFICATIONS.
9. STATE PLANE COORDINATES OF THE EXISTING OIL WELL IS AS FOLLOWS:
   N = 308798.4969
   E = 2144221.4844

* FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP.

NOTE: WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-5-14(E) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROVISIONS CONTAINED THAT MAY BE FOUND IN THE LAND RESTRICTIONS AND THAT RESTRICT DISTURBANCE AND USE OF THOSE AREAS.

LEGAL DESCRIPTION:

A tract of land lying in the Northeast Quarter (NE/4) of Section Seventeen (17), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter (NE/4);

THENCE South 88°54'24" West, along the North line of said Northeast Quarter (NE/4), a distance of 1315.51 feet to the POINT OF BEGINNING;

THENCE South 00°52'31" East a distance of 150.57 feet; THENCE South 00°52'31" East a distance of 325.00 feet; THENCE South 88°54'24" West a distance of 714.17 feet; THENCE South 00°52'31" East a distance of 325.00 feet; THENCE North 88°54'24" East a distance of 714.17 feet; THENCE South 00°52'31" East a distance of 433.19 feet; THENCE South 88°26'29" East a distance of 46.00 feet; THENCE North 00°38'15" West a distance of 1380.11 feet; THENCE North 00°14'42" East a distance of 383.90 feet; THENCE North 89°08'51" West a distance of 494.51 feet; THENCE South 00°14'42" West a distance of 465.87 feet; THENCE South 88°54'24" West a distance of 948.72 feet; THENCE North 00°38'31" West a distance of 1318.94 feet to the Northwest corner of said NE/4; THENCE North 88°54'24" East along the North line of said NE/4 a distance of 2655.18 feet to the POINT OF BEGINNING.

Said tract contains 2,526,861 square feet, or 58.07 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 MONTORO RIDGE. NONFAILURE OF 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 REQUESTING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT. PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENTS PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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OWNER/DEVELOPER

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PREPARED BY:

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MONTORO RIDGE
A PLANNED UNIT DEVELOPMENT
TECUMSEH ROAD & 12th AVE. N.E.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.

PRELIMINARY PLAT

SHEET NO. 1