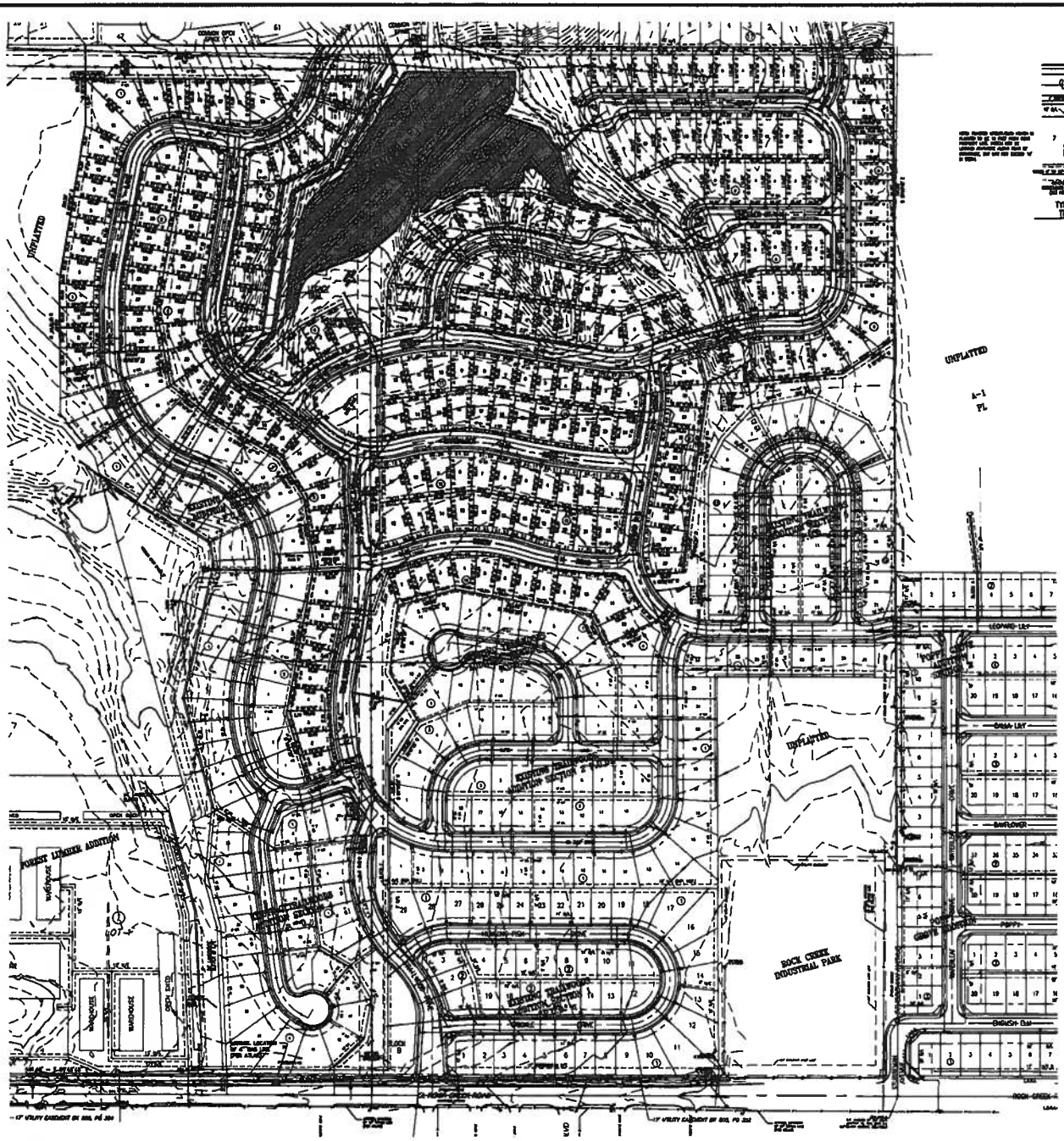
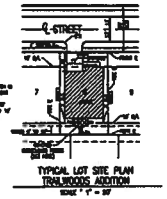
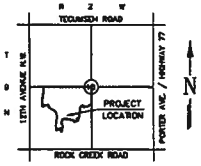
PRELIMINARY PLAT
TRAILWOODS ADDITION

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 18, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA







LOCATION MAP
1" = 4000'

NOTES :

1. EXISTING ZONING P.U.D.
2. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
3. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
4. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
5. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
6. WATER LINES TO BE 6" DIA. UNLESS NOTED OTHERWISE, WATER LINE SIZING MAY NEED TO BE INCREASED BASED ON PHASING OF PROJECT.
7. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
8. ALL CURBS AND/OR GUTTERS ALONG WORK STREET ROADS-OF-WAY AND ALL CURBS AREAS WITHIN THE DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF THE DEVELOPMENT.
9. THE DEVELOPER WILL CONSTRUCT LEONARD LAY WITHIN HIS PROPERTY AND DEDICATE IT TO THE CITY OF NORMAN IN A 50' WIDE PERMANENT EASEMENT.
10. REFER TO DRAINAGE REPORT FOR DRAINAGE INFORMATION.

Legal Description

A tract of land lying in the Southwest Quarter (SW/4) of Section 18, Township 9 North (T9N), Range 2 West (R2W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the S.E. corner of said SW/4 of Section 18; THENCE North 00°05'40" East along the East line of said SW/4 a distance of 1601.88 feet to the POINT OF BEGINNING;

THENCE South 89°18'00" West a distance of 157.00 feet; THENCE South 84°46'25" West a distance of 323.60 feet; THENCE North 69°49'40" West a distance of 38.88 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 320.00 feet (said curve subtended by a chord which bears South 82°47'56" West, a distance of 114.00 feet) and an arc length of 115.05 feet; THENCE South 72°17'07" West a distance of 334.83 feet; THENCE South 88°49'56" West a distance of 147.42 feet; THENCE South 00°27'22" West a distance of 62.53 feet; THENCE around a curve to the left having a radius of 170.00 feet (said curve subtended by a chord which bears South 37°20'04" East, a distance of 94.33 feet) and an arc length of 95.00 feet; THENCE South 35°53'30" East a distance of 32.00 feet; THENCE South 54°07'30" West a distance of 143.00 feet; THENCE South 35°53'30" East a distance of 80.34 feet; THENCE North 79°38'30" West a distance of 343.63 feet; THENCE South 72°41'31" West a distance of 90.16 feet; THENCE South 57°42'37" West a distance of 165.71 feet; THENCE South 57°30'22" East a distance of 140.54 feet; THENCE South 32°47'38" West a distance of 123.02 feet; THENCE South 57°12'37" West a distance of 155.46 feet; THENCE around a curve to the right having a radius of 230.00 feet (said curve subtended by a chord which bears North 37°01'41" West, a distance of 114.02 feet) and an arc length of 116.34 feet; THENCE around a compound curve to the right having a radius of 100.00 feet (said curve subtended by a chord which bears North 10°40'02" West, a distance of 23.01 feet) and an arc length of 23.07 feet; THENCE South 70°07'22" West a distance of 10.00 feet; THENCE South 57°04'42" West a distance of 28.61 feet; THENCE South 77°00'47" West a distance of 61.24 feet; THENCE South 13°07'22" West a distance of 101.61 feet; THENCE North 76°43'30" East a distance of 203.37 feet; THENCE North 05°55'00" East a distance of 118.88 feet; THENCE North 37°46'40" West a distance of 133.00 feet; THENCE North 09°38'30" West a distance of 203.07 feet; THENCE North 81°19'11" West a distance of 138.49 feet; THENCE North 40°20'32" West a distance of 65.00 feet; THENCE South 69°36'30" West a distance of 102.04 feet; THENCE around a curve to the left having a radius of 340.00 feet (said curve subtended by a chord which bears South 04°36'32" East, a distance of 38.87 feet) and an arc length of 38.89 feet; THENCE South 82°42'22" West a distance of 103.34 feet; THENCE North 00°10'14" West a distance of 238.02 feet; THENCE North 00°45'01" East a distance of 308.36 feet; THENCE North 07°23'00" East a distance of 204.50 feet; THENCE South 00°07'41" East a distance of 2074.19 feet to a point on the East line of said SW/4; THENCE South 00°05'40" East along said East line a distance of 723.02 feet to the POINT OF BEGINNING.

Said tract contains 2,413,287 square feet or 55.402 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 SOLE, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF TRAILWOODS ADDITION. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNSAFE CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CORPORATE ASSOCIATION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO GRID 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 IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

LEGEND

- SOIL RESTRICTION/FENCE LINE
- "NO PARKING" AREAS

55.402 ACRES
232 LOTS
4.21 LOTS PER ACRE

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

DESIGNED BY :
SMC Consulting Engineers, P.C.
815 W. MAIN
OKLAHOMA CITY, OK 73106
(405) 232-7715

PRELIMINARY PLAT
TRAILWOODS ADDITION A PLANNED UNIT DEVELOPMENT
ROCK CREEK Rd. & 12th AVE. N.W. NORMAN, OKLAHOMA
SMC Consulting Engineers, P.C. SMC
1 Revised per City comments JK 10/21/03
SCALE 1" = 100'
SHEET NO. 1 of 1