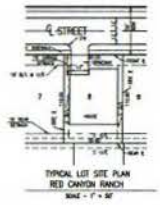
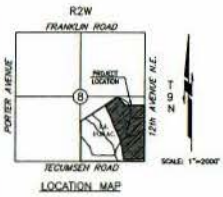


**PRELIMINARY PLAT**  
**RED CANYON RANCH**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE S.E. 1/4, SECTION 8, T9N, R2W, 1.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



**PHASING PLAN**  
 NOT TO SCALE

RESIDENTIAL LOTS - 142  
 COMMERCIAL LOTS - 9  
 OPEN SPACE AREA = 12 AC.±

**LEGAL DESCRIPTION**

A tract of land being in the Southeast Quarter (S.E. 1/4) of Section Eight (8), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Southeast Corner of said S.E. 1/4;

THENCE North 00°31' East, along the East line of said Southeast Quarter, a distance of 115.00 feet to a point on the Northern Right of Way line of Tecumseh Road as set out in GRANT OF EASEMENT, recorded in Book 206, Page 243 and the POINT OF BEGINNING;

THENCE along said northern Right of Way line the following (5) courses:

1. North 89°52'17" West a distance of 60.00 feet;
2. South 47°07'30" West a distance of 33.35 feet;
3. South 89°52'08" West a distance of 60.00 feet;
4. South 00°18'22" West a distance of 50.22 feet;
5. North 89°52'57" West a distance of 136.00 feet to the Southeast corner of Lot 8, Block 1 of the West First plat of RED CANYON RANCH ADDITION SECTION 1 (as filed in Book 22 of Plats, Page 113); THENCE along the property line of said First plat the following three (3) courses:

1. THENCE North 00°12'30" West a distance of 245.15 feet;
2. THENCE North 102°13'41" West a distance of 222.52 feet;
3. THENCE North 14°40'56" West a distance of 157.47 feet to a point, said point being the Southeast corner of Lot 1, Block 1 of the First plat of RED CANYON RANCH ADDITION SECTION 2 (as filed in Book 22 of Plats, Page 214);

THENCE along the property line of said First plat the following six (6) courses:

1. THENCE continuing North 14°40'56" West a distance of 218.82 feet;
2. THENCE North 29°52'29" West a distance of 241.42 feet;
3. THENCE North 32°07'29" West a distance of 189.80 feet;
4. THENCE North 39°02'34" West a distance of 50.00 feet to a point on a non-tangent curve;
5. THENCE along a curve to the left having a radius of 210.00 feet (said curve subtended by a chord which bears North 50°27'12" East a distance of 33.71 feet) with an arc length of 33.81 feet;
6. THENCE North 25°52'29" West a distance of 278.24 feet to a point on the South property line of Wildwood Hills Estates (as filed in Book 10 Page 83);

THENCE along the property line of said First plat the following three (3) courses:

1. THENCE North 50°43'26" East a distance of 812.33 feet;
2. THENCE South 00°23'28" East a distance of 463.16 feet;
3. THENCE South 89°52'08" East a distance of 600.00 feet to a point on the East line of said S.E. 1/4;

THENCE South 00°18'22" West along said East line a distance of 218.88 feet to the POINT OF BEGINNING.

Total tract contains 2.8808± square feet, or 61.67± acres, more or less.

**NOTES:**

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE BACKFLOW AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FIC TO HYDRANT.
  2. ALL SERVICES WILL BE IDENTIFIED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
  3. REFER TO SIGNAGE REPORT FOR SPECIFIC DATA.
  4. SEE ZONING APPLICATION FOR EXISTING A PROPOSED ZONING CLASSIFICATION.
  5. ALL PROPOSED SIGNAGE LINES ARE 8-INCH EXCEPT AS NOTED.
  6. ALL PROPOSED MATERIALS ARE 8-INCH EXCEPT AS NOTED SUBJECT TO PHASING.
  7. ALL RELIEF AND/OR MEDIAN WIDTHS WITHIN RIGHTS-OF-WAY AND ALL CORNER AREAS WITHIN THE DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF RED CANYON RANCH.
- TOM L. MACALUS, P.E. NO. 13410

**OWNER / DEVELOPER**

SWEETGRASS PARTNERS, L.L.C.  
 1322 N. DORTCHER  
 NORMAN, OKLAHOMA 73071

**STORM DRAINAGE DETENTION FACILITY EXISTENCE**

STORM DRAINAGE DETENTION FACILITY EXISTENCE: STORM DRAINAGE DETENTION FACILITY EXISTENCE IS IDENTIFIED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONTROLLED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY OCCURRING SHALL BE THE RESPONSIBILITY AND ACCOUNTABILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF THIS LOTS. HOWEVER, IF MAINTENANCE IS NECESSARY TO OTHER DRAINAGE FACILITIES AND IS DETERMINED TO BE A HAZARD TO PUBLIC SAFETY BY THE CITY ENGINEER CONTRACTOR, MAINTENANCE WILL BE PERFORMED BY THE COUNCILMAN JURISDICTION AND COSTS INCURRED TO MAINTAIN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE FACILITY FOR PURPOSES OF PHYSICAL INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS TO THE FACILITY, PROVIDED THE IMPROVEMENTS DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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RED CANYON RANCH  
 A PLANNED UNIT DEVELOPMENT  
 12TH AVE. N.E. & TECUMSEH RD.  
 NORMAN, OKLAHOMA

**SMC ENGINEERING, P.C.**  
 1322 N. DORTCHER  
 NORMAN, OKLAHOMA 73071  
 PHONE: 405.833.1111  
 FAX: 405.833.1112  
 WWW.SMCENGINEERING.COM

PROJECT NO. 07-001  
 SHEET NO. 1 OF 1  
 DATE: 08/14/07  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 P.L. HARRIS, P.E.

PRELIMINARY PLAT  
 SHEET NO. 1