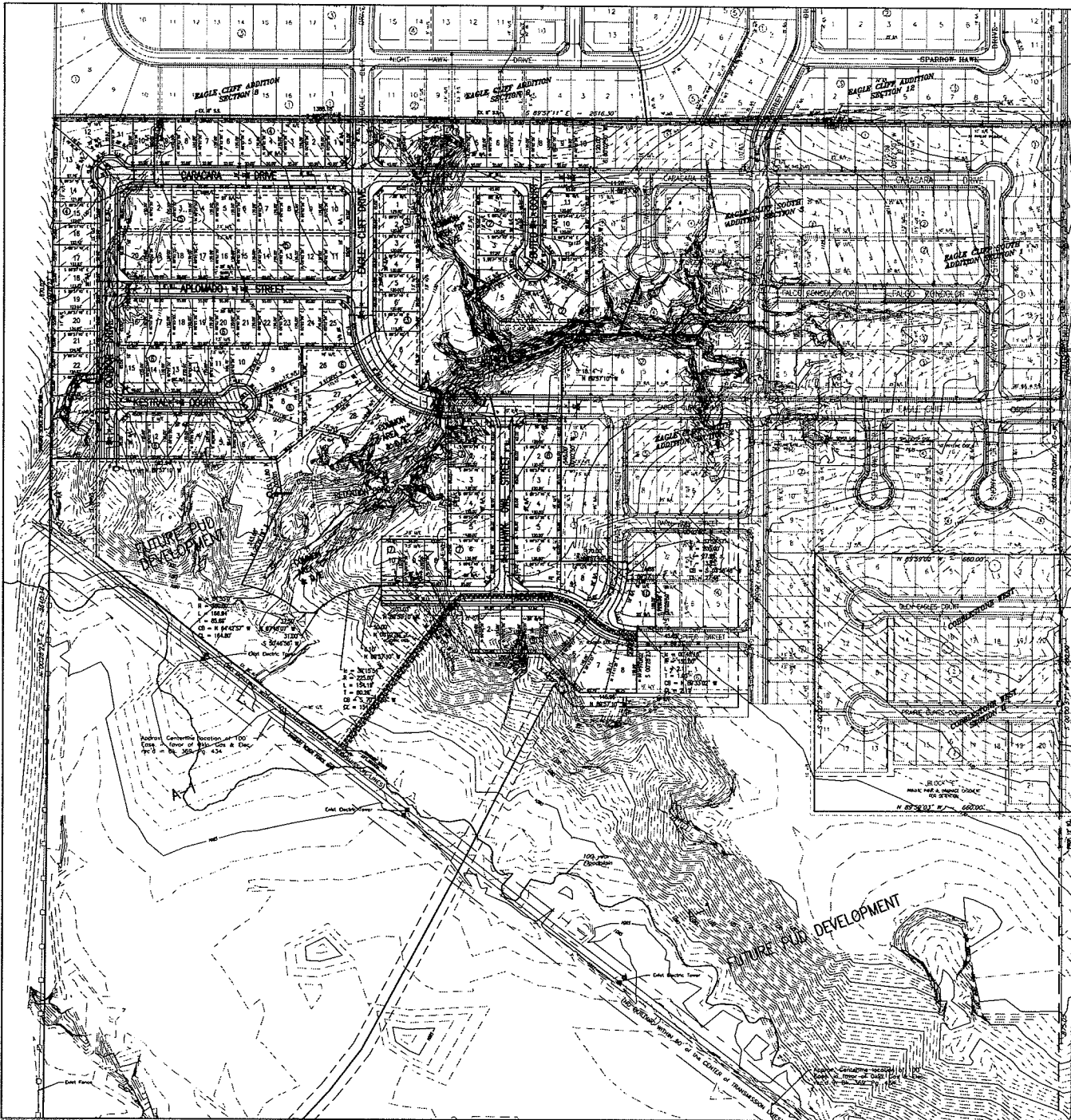
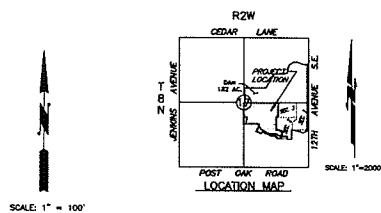




PRELIMINARY PLAT
EAGLE CLIFF SOUTH ADDITION
A PART OF THE S.E. 1/4, SECTION 17, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



- NOTES:
1. EXISTING ZONING IS R-1 FOR PROPOSED DEVELOPMENT. ZONING IS A-2 FOR THE AREA NOT SHOWN TO BE DEVELOPED.
 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 INDICATED LOCATIONS.
 5. ALL SANITARY SEWER LINES TO BE 4' DIA. UNLESS NOTED OTHERWISE.
 6. ALL WATER LINES TO BE 4' DIA. UNLESS NOTED OTHERWISE.
 7. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
 8. FROM THE BUILDING LINE SCENARIOS ARE 25'. SIDE YARD BUILDING LINE SCENARIOS ARE 10'.
 9. ALL PLANNED AND/OR HIGHWAY WITHIN STREET RIGHTS-OF-WAY AND ALL CONDUIT AND/OR WIRE WITHIN THE DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF EAGLE CLIFF SOUTH ADDITION.
 10. ALL STRUCTURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.

LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (SW 1/4) of Section Seventeen (17), Township Eight North (8N), Range Two West (2W) of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said N.E. 1/4; THENCE North 89°57'10" West along the North line of said N.E. 1/4 a distance of 1228.11 feet to the POINT OF BEGINNING, said point being the Northwest corner of the first block post of Eagle Cliff South Addition Section 3 (see plat in Book 21 of Plats, Page 108);

THENCE along the property line of said first block post the following 4 courses:

- 1) THENCE South 07°02'50" West a distance of 150.00 feet;
- 2) THENCE North 89°57'10" West a distance of 11.28 feet;
- 3) THENCE South 07°02'50" West a distance of 302.00 feet;
- 4) THENCE South 89°57'10" West a distance of 32.15 feet;

THENCE North 89°57'10" West a distance of 18.14 feet; THENCE South 07°02'50" West a distance of 164.00 feet; THENCE South 89°57'10" East a distance of 170.00 feet; THENCE South 07°02'50" West a distance of 17.83 feet; THENCE around a curve to the right having a radius of 200.00 feet (said curve subtended by a chord which bears South 07°04'40" West, a distance of 27.44 feet) and an arc length of 27.44 feet; THENCE South 89°57'10" East a distance of 74.88 feet; THENCE South 07°02'50" West a distance of 120.00 feet; THENCE North 89°57'10" West a distance of 45.81 feet; THENCE around a curve to the right having a radius of 180.00 feet (said curve subtended by a chord which bears North 89°57'10" West, a distance of 12.11 feet) and an arc length of 2.11 feet; THENCE South 07°02'50" West a distance of 170.00 feet; THENCE North 89°57'10" West a distance of 140.00 feet; THENCE North 42°14'14" West a distance of 127.85 feet; THENCE North 89°57'10" West a distance of 128.00 feet;

THENCE North 42°14'14" West a distance of 172.88 feet; THENCE North 89°57'10" West a distance of 103.00 feet; THENCE North 07°02'50" East a distance of 50.00 feet; THENCE North 89°57'10" West a distance of 84.10 feet; THENCE around a curve to the left having a radius of 225.00 feet (said curve subtended by a chord which bears South 77°24'20" West, a distance of 151.19 feet) and an arc length of 154.18 feet; THENCE South 82°45'50" West a distance of 37.30 feet; THENCE North 87°42'57" West a distance of 37.50 feet; THENCE around a curve to the left having a radius of 300.00 feet (said curve subtended by a chord which bears North 84°42'57" West, a distance of 184.80 feet) and an arc length of 184.80 feet; THENCE North 27°04'10" East a distance of 502.84 feet; THENCE North 07°02'50" East a distance of 670.00 feet to a point, said point being the Northwest corner of said N.E. 1/4, said point also being the Southwest corner of the first block post of Eagle Cliff Addition Section 3 (see plat in Book 17 of Plats, Page 195); THENCE South 89°57'10" East along the North line of said N.E. 1/4 a distance of 1208.18 feet to the POINT OF BEGINNING.

Said tract contains 1,598,438 square feet or 36.80 acres, more or less.

35.800 ACRES
128 LOTS
3.58 LOTS PER ACRE

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR RETENTION OF STORM SURFACE WATER AND CONSTRUCTION AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS. IN THE PLAT OF EAGLE CLIFF SOUTH ADDITION, HEREBY IF MAINTENANCE OR REPAIRS OF DRAINAGE DETENTION FACILITY EASEMENTS ARE REQUIRED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CONSENTING MAINTENANCE MAY BE PERFORMED BY THE CITY ENGINEER WITH COSTS ACCESSED TO AND BORN 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.

D. SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED. THESE DOCUMENTS ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT WRITTEN PERMISSION FROM D. SMC CONSULTING ENGINEERS, P.C.

DRAWN / DEVELOPER:
EAGLE CLIFF SOUTH ADDITION
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PHONE: (405) 304-1132

DESIGNED BY:
SMC Consulting Engineers, P.C.
815 W. MAIN
NORMAN CITY, OK 73104
PHONE: (405) 232-7755

OK STATE SEAL
FOR THE MONTHS
1914-1915
SHAW FOR A 100 DAYS

EAGLE CLIFF SOUTH ADDITION
12th AVE. S.E. & CEDAR LANE RD.
NORMAN, OKLAHOMA

SMC
D. SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN
NORMAN CITY, OK 73104
PHONE: (405) 232-7755

PROJECT REVIEWER:
INDEPENDENT
REVIEWER
NORMAN
P.E. NUMBER 12418

PRELIMINARY PLAT
SHEET NO. 1