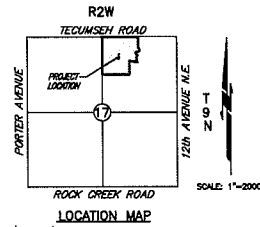
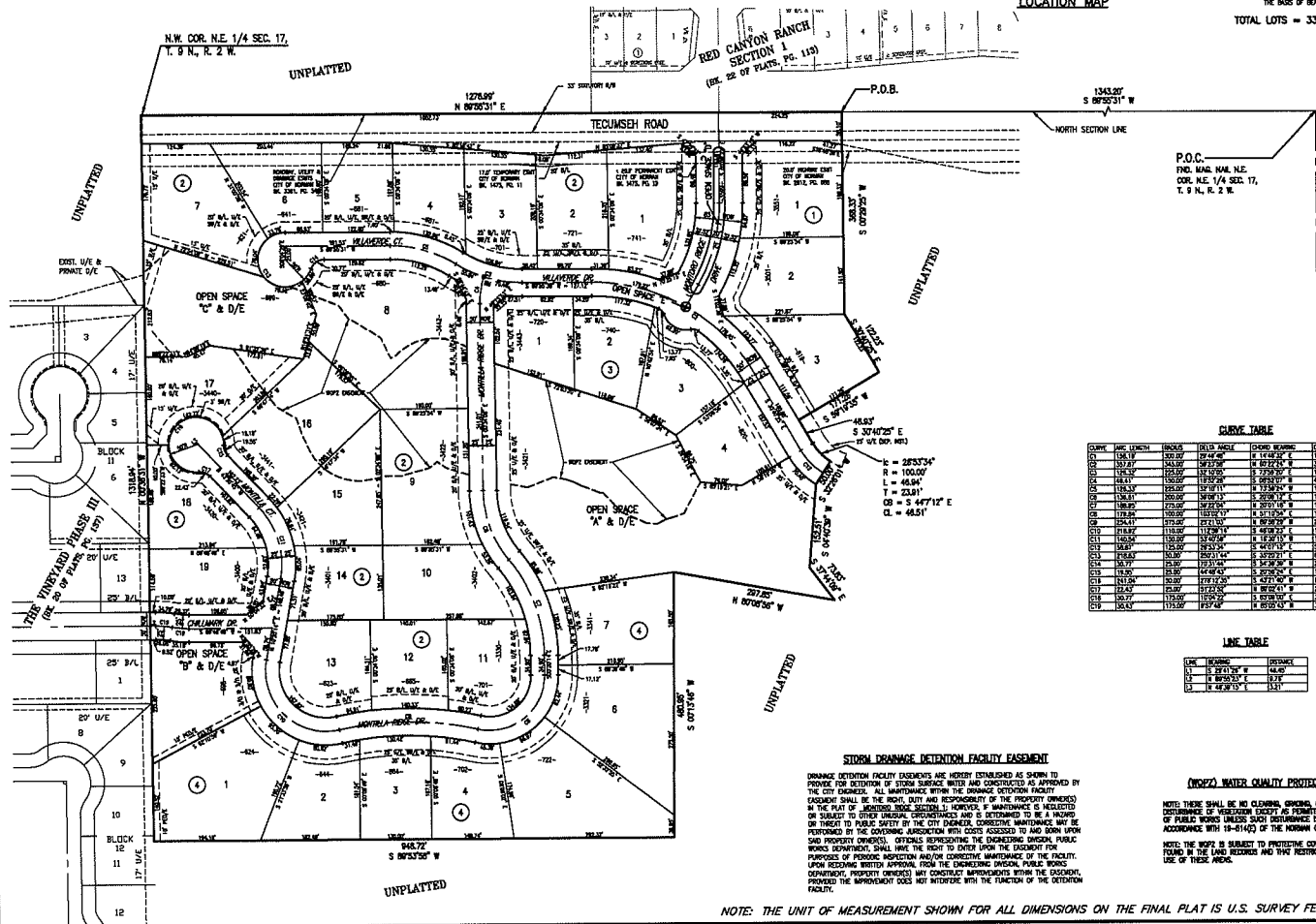


FINAL PLAT
MONTORO RIDGE SECTION 1
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE N.E. 1/4, SECTION 17, T9N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



SCALE: 1" = 100'
 THE BEARING OF N 89°52'31" W ON THE SOUTH LINE OF SECTION 17 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.
 TOTAL LOTS = 33 RESIDENTIAL LOTS



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 89°52'31" West, along the North line of said Northeast Quarter (NE/4), a distance of 1343.25 feet to the POINT OF BEGINNING;

THENCE South 00°29'25" East a distance of 348.33 feet;
 THENCE South 30°40'25" East a distance of 122.23 feet;
 THENCE South 89°19'25" West a distance of 171.28 feet;
 THENCE South 30°40'25" East a distance of 48.93 feet to a point of curvatures;
 THENCE around a curve to the left having a radius of 100.00 feet (said curve subtended by a chord which bears South 44°07'12" East, a distance of 44.51 feet) and an arc length of 44.94 feet;
 THENCE South 32°28'01" West a distance of 50.00 feet;
 THENCE South 04°40'30" West a distance of 152.51 feet;
 THENCE South 37°44'00" East a distance of 73.83 feet;
 THENCE North 80°09'50" West a distance of 227.85 feet;
 THENCE South 00°13'40" West a distance of 46.03 feet;
 THENCE South 00°33'59" West a distance of 945.72 feet to a point on the West line of said NE/4;
 THENCE North 00°37'27" East along said West line a distance of 1318.94 feet to a point on the North line of said NE/4;
 THENCE North 89°52'31" East along said North line a distance of 1278.99 feet to the POINT OF BEGINNING.

Said tract contains 1,518,748 square feet, or 34,988 acres, more or less.

CURVE TABLE

CURVE	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1	1343.25	1343.25	S 89°52'31" W	1343.25
C2	348.33	348.33	S 00°29'25" E	348.33
C3	122.23	122.23	S 30°40'25" E	122.23
C4	171.28	171.28	S 89°19'25" W	171.28
C5	48.93	48.93	S 30°40'25" E	48.93
C6	44.94	44.94	S 44°07'12" E	44.94
C7	50.00	50.00	S 32°28'01" W	50.00
C8	152.51	152.51	S 04°40'30" W	152.51
C9	73.83	73.83	S 37°44'00" E	73.83
C10	227.85	227.85	N 80°09'50" W	227.85
C11	46.03	46.03	S 00°13'40" W	46.03
C12	945.72	945.72	S 00°33'59" W	945.72
C13	1318.94	1318.94	N 00°37'27" E	1318.94
C14	1278.99	1278.99	N 89°52'31" E	1278.99

LINE TABLE

LINE	BEARING	DISTANCE
1	S 89°52'31" W	1343.25
2	S 00°29'25" E	348.33
3	S 30°40'25" E	122.23
4	S 89°19'25" W	171.28
5	S 30°40'25" E	48.93
6	S 44°07'12" E	44.94
7	S 32°28'01" W	50.00
8	S 04°40'30" W	152.51
9	S 37°44'00" E	73.83
10	N 80°09'50" W	227.85
11	S 00°13'40" W	46.03
12	S 00°33'59" W	945.72
13	N 00°37'27" E	1318.94
14	N 89°52'31" E	1278.99

NOTE: COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS ASSOCIATION.

• UNLESS OTHERWISE NOTED, L.P.'s W/ A 6333 OPS WERE SET AT ALL PROPERTY CORNERS.

BENCHMARK: BRASS CAP AT INTERSECTION OF VILLAVOYE DR. & MONTORO RIDGE DR.
 ELEV. = _____

D/E = DRAINAGE EASEMENT
 SW/E = SIDEWALK EASEMENT
 PE/E = PEDESTRIAN EASEMENT
 LA/E = LIMITS OF NO ACCESS
 U/E = UTILITY EASEMENT
 B/L = BUILDING LINE
 -1000- = ADDRESS

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 OF THE PROPERTY OWNER(S). IN THE EVENT OF A DRAINAGE DETENTION FACILITY EASEMENT, MAINTENANCE IS REQUESTED ON SUBJECT TO OTHER LOCAL, STATE, AND FEDERAL LAWS AND IS TO BE MAINTAINED TO PROTECT PUBLIC SAFETY BY THE CITY ENGINEER. CONSTRUCTIVE MAINTENANCE MAY BE PERFORMED BY THE CITY ENGINEER WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT. THE CITY ENGINEER SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF INSPECTION AND/OR CONSTRUCTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE CITY ENGINEER, THE CITY ENGINEER, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR CONSTRUCTIVE MAINTENANCE. THE CITY ENGINEER SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR CONSTRUCTIVE MAINTENANCE. THE CITY ENGINEER SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR CONSTRUCTIVE MAINTENANCE.

(WQ) 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 18-6142 OF THE NORMAN CITY CODE.
 NOTE: THE WORK IS SUBJECT TO PROTECTIVE COMMENTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.

Date: June 18, 2014
 SMC Consulting Engineers, P.C.
 815 N. Main Street
 Oklahoma City, OK 73108
 PH: (405) 232-7715
 Oklahoma CPE#464 Exp: 6-30-2018
 MONTORO RIDGE SECTION 1, P.U.D.
 FINAL PLAT
 SHEET 2 OF 2