

# PRELIMINARY PLAT

## FLINT HILLS ADDITION

A PLANNED UNIT DEVELOPMENT

A PART OF THE S.E. 1/4, SECTION 12, T9N, R3W, L.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

DESIGNED BY:  
SMG CONSULTING ENGINEERS, P.C.  
315 W. MAIN  
OKLAHOMA CITY, OKLAHOMA 73108  
PHONE: (405) 232-7773

DEVELOPER:  
LANDMAN, L.L.C.  
2900 MIDCOURT DR.  
NORMAN, OK 73069  
PHONE: (405) 400-8616

OWNER:  
LOVE CORP.  
18079 W. 76th DR  
APRIMA, OK 73017  
PHONE: (505) 755-8888

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FLINT HILLS ADDITION

TECUMSEH RD. & 12TH AVE. NW

NORMAN, OKLAHOMA

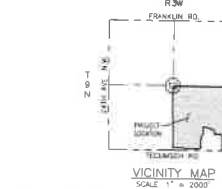
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LOT COUNT	
22	RESIDENTIAL LOTS (RES)
99	RESIDENTIAL LOTS (R2LT - C4Z2)
14	INDUSTRIAL LOTS
1	COMMERCIAL LOT
7	COMMON LOT

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**LEGAL DESCRIPTION:**

A tract of land in the Southern Quarter (S/4) of Section Four (12), Township Ten (9) North, Range Three (3) East of the Eastern Quarter, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

**COMMENSAL TO THE SOUTHWEST CORNER OF SAID S/4:** THENCE NORTH 88°43'57" EAST ALONG THE SOUTH LINE OF SAID S/4 TO A DISTANCE OF 150.00 FEET; THENCE NORTH 88°17'56" EAST TO A DISTANCE OF 85.00 FEET; TO THE NORTH RIGHT-OF-WAY LINE OF FUTURE HIGHWAY 12; THENCE SOUTH AND RIGHT-OF-WAY LINE OF SAID HIGHWAY 12 (S) CORNER:

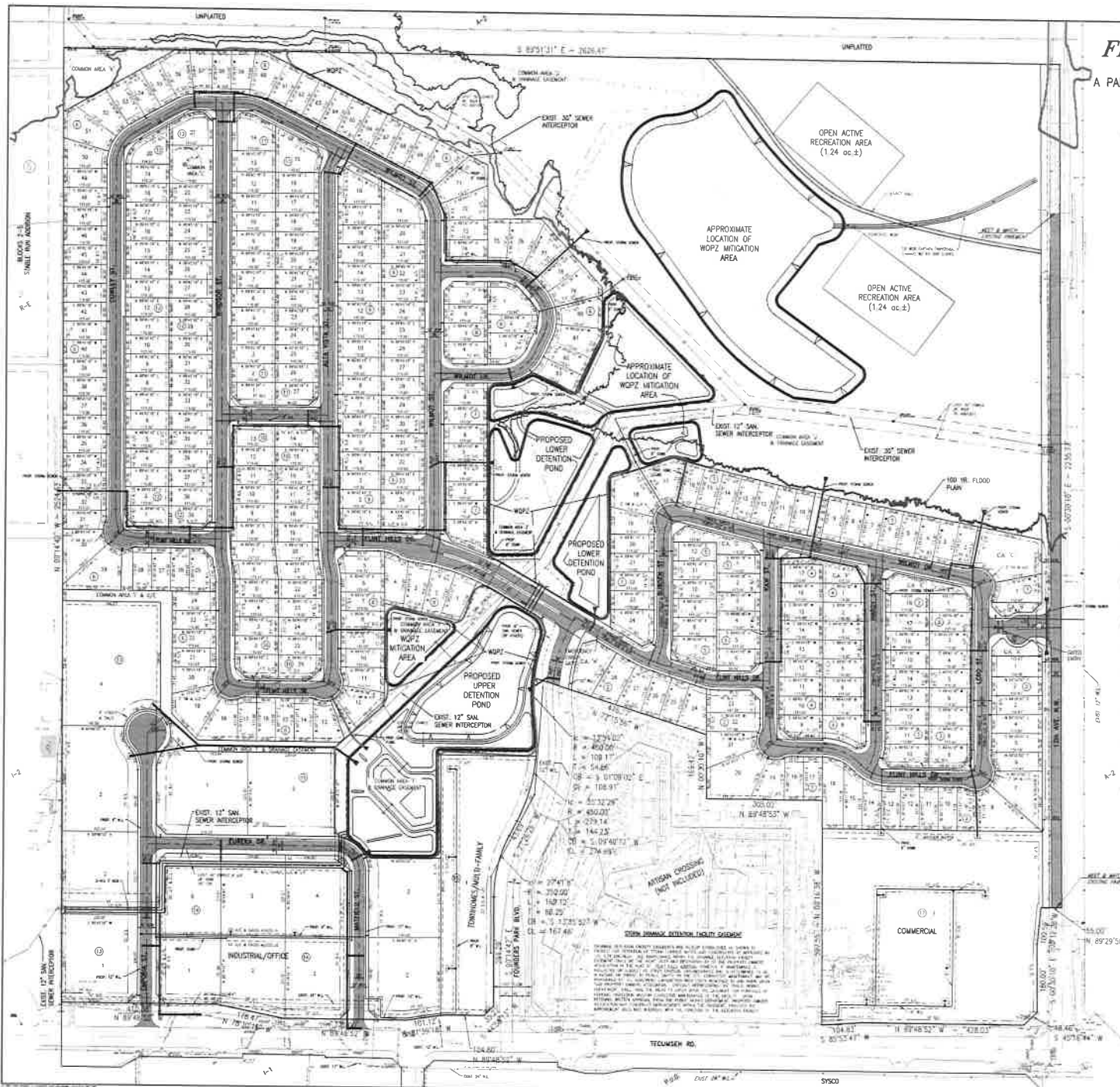
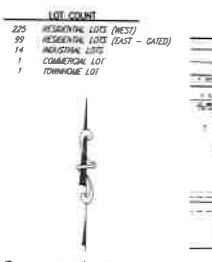
1) THENCE NORTH 87°45'57" WEST A DISTANCE OF 130.00 FEET;  
2) THENCE SOUTH 82°53'17" WEST A DISTANCE OF 104.00 FEET;  
3) THENCE NORTH 33°18'07" WEST A DISTANCE OF 187.93 FEET; THENCE NORTH 88°43'57" WEST A DISTANCE OF 200.00 FEET; THENCE NORTH 20°16'17" WEST A DISTANCE OF 188.41 FEET; THENCE NORTH 23°13'34" WEST A DISTANCE OF 87.77 FEET; TO A POINT ON A NEIGHBORHOOD LANE; THENCE SOUTH TO CORNER OF SAID 1/4 BLOCK BY THE LINE OF SAID NEIGHBORHOOD LANE MEASUREMENT BY A CURVE WHICH BEGINS SOUTH 67°34'23" EAST, A DISTANCE OF 138.91 FEET; AND AN ARC DISTANCE OF 49.37 FEET TO A POINT OF MEASUREMENT; THENCE SOUTH TO CORNER OF SAID 1/4 BLOCK BY THE LINE OF SAID NEIGHBORHOOD LANE MEASUREMENT BY A CURVE WHICH BEGINS SOUTH 85°05'17" WEST, A DISTANCE OF 274.94 FEET; AND AN ARC DISTANCE OF 87.91 FEET TO SAID NEIGHBORHOOD LANE; THENCE SOUTH TO CORNER OF SAID 1/4 BLOCK BY THE LINE OF SAID NEIGHBORHOOD LANE MEASUREMENT BY A CURVE WHICH BEGINS SOUTH 87°12'57" WEST, A DISTANCE OF 41.86 FEET; TO A POINT AT LATTEREND; THENCE 17°32'52" WEST, A DISTANCE OF 10.08 FEET; AND AN ARC DISTANCE OF 181.53 FEET TO CORNER OF SAID 1/4 BLOCK; THENCE SOUTH 87°12'57" WEST, A DISTANCE OF 281.29 FEET; THENCE SOUTH 49°12'17" WEST, A DISTANCE OF 42.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FUTURE HIGHWAY 12; THENCE SOUTH AND ALONG SAID LINE THE FOLLOWING DISTANCES:

1) NORTH 88°43'57" WEST A DISTANCE OF 150.00 FEET;  
2) SOUTH 87°16'17" WEST A DISTANCE OF 101.12 FEET;  
3) NORTH 87°16'17" WEST A DISTANCE OF 202.00 FEET;  
4) NORTH 87°16'17" WEST A DISTANCE OF 174.67 FEET;  
5) SOUTH 88°43'57" WEST A DISTANCE OF 112.00 FEET TO THE SOUTHWEST CORNER OF SAID S/4.

**THENCE SOUTH 87°14'17" WEST ALONG THE WEST LINE OF SAID S/4 A DISTANCE OF 876.62 FEET TO THE SOUTHWEST CORNER OF SAID S/4; THENCE NORTH 87°14'17" WEST ALONG THE WEST LINE OF SAID S/4 TO THE SOUTHWEST CORNER OF SAID S/4; THENCE NORTH 87°14'17" WEST ALONG THE WEST LINE OF SAID S/4 A DISTANCE OF 202.67 FEET TO THE SOUTHWEST CORNER OF SAID S/4; THENCE NORTH 87°14'17" WEST ALONG THE WEST LINE OF SAID S/4 A DISTANCE OF 104.93 FEET; TO CORNER OF SAID 1/4 BLOCK; THENCE NORTH 87°14'17" WEST ALONG THE WEST LINE OF SAID S/4 A DISTANCE OF 202.67 FEET; THENCE SOUTH 87°14'17" WEST A DISTANCE OF 102.00 FEET; THENCE NORTH 87°14'17" WEST A DISTANCE OF 85.00 FEET; TO THE NORTH RIGHT-OF-WAY LINE OF FUTURE HIGHWAY 12; THENCE SOUTH AND ALONG SAID LINE THE FOLLOWING DISTANCES:**

1) NORTH 88°43'57" WEST A DISTANCE OF 150.00 FEET;  
2) SOUTH 87°16'17" WEST A DISTANCE OF 101.12 FEET;  
3) NORTH 87°16'17" WEST A DISTANCE OF 202.00 FEET;  
4) NORTH 87°16'17" WEST A DISTANCE OF 174.67 FEET;  
5) SOUTH 88°43'57" WEST A DISTANCE OF 112.00 FEET TO THE SOUTHWEST CORNER OF SAID S/4.

- NOTES:**
1. INDICATED Easement RIGHTS ARE AS SHOWN BY FINAL DESIGN PLAN.
  2. THE IMPROVEMENTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
  3. ALL SIDEWAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
  4. FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT.
  5. "DASHES OF NO INTEREST" IS SHOWN AS INDICATED "INT".
  6. ALL DIMENSIONS AND ANGLES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
  7. ALL DIMENSIONS TO CURVE INTERSECTIONS IN THIS PLAT SHALL BE A MINIMUM OF 3 FEET FROM THE 100 FEET TOTAL ROAD WIDTH UNLESS OTHERWISE NOTED.
  8. ALL DIMENSIONS TO CURVE INTERSECTIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
  9. ALL DIMENSIONS TO CURVE INTERSECTIONS SHALL BE 8-INCH EXCEPT AS NOTED.
  10. COMMON AREAS / OPEN SPACES WILL ALSO BE DRAINAGE FACILITIES.
  11. COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY LANDOWNER PROPERTY OWNERS ASSOCIATION.
  12. THE WATERLINE CONSTRUCTION WILL BE DECIDED WITH FINAL PLATS TO LOOP THE 8-INCH WATERLINES TO CORNER WITH ENGINEERING PROGRAMS.
  13. TYPING PANS WITH PARKING SPACES SHALL ACCOMMODATE THE LARGEST RESPONDING VEHICLES.
  14. THE MINIMUM DEPTH OF THE FRONT YARD SIDEWALK SHALL BE FOURTEEN (14) FEET PROVIDED THAT ALL SIDEWALKS SHALL HAVE A MINIMUM WIDTH (30) FEET FROM FRONT YARD SPACE.
  15. THERE SHALL BE NO USUALLY CARTRIDGE CONSTRUCTION OR OBSTACLES WITHIN THE WOPZ EXCEPT PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH OBSTRUCTION IS DONE IN ACCORDANCE WITH 19-1-4(B) OF THE NORMAN CITY CODE.
  16. ANY WOPZ SHOWN HEREON IS SUBJECT TO PROTECTIVE CONDITIONS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT OBSTRUCTION AND USE ON THESE AREAS.
  17. FINAL FIRM FINISH ELEVATIONS SHALL BE USED FOR FINISH PLANS UNLESS NOTED.
  18. MATERIAL RECALCULATION AT PROPOSED GATES WILL BE PROVIDED TO ALLOW FOR OPERATION MAINTENANCE & REPLACEMENT.



FOR COMPLETE TRAFFIC DATA SEE TRAFFIC REPORT, PREPARED BY T.E.C.

SMG CONSULTING ENGINEERS, P.C.