

PLUGGED OIL WELL  
BUILDING LINE DETAIL  
SCALE: 1" = 50'

**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 RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAN OF RED CANYON RANCH SECTION 6. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. 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 ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

FINAL PLAT  
**RED CANYON RANCH SECTION 6**  
A PLANNED UNIT DEVELOPMENT  
A PART OF THE S.E. 1/4, SECTION 8, T9N, R2W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

**LEGAL DESCRIPTION**

A tract of land lying in the Southwest 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 Southwest Corner of said S.E. 1/4;

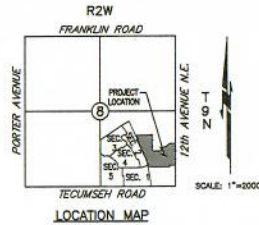
THENCE North 02°07'16" East, along the East line of said Southwest Quarter, a distance of 742.24 feet to the POINT OF BEGINNING;

THENCE North 89°38'17" West a distance of 199.27 feet; THENCE South 02°00'43" West a distance of 22.29 feet to a point of curvature; THENCE around a curve to the right having a radius of 133.00 feet (said curve subtended by a chord which bears South 09°07'27" West, a distance of 28.29 feet) and an arc length of 38.78 feet; THENCE North 89°38'41" West a distance of 743.00 feet to a point on the Center property line of the field final plat of RED CANYON RANCH ADDITION SECTION 1 (see that plat in Book 22 of Deeds, Page 113); THENCE North 1°42'58" West along said East property line a distance of 48.21 feet to the Southwest corner of Lot 1, Block 3 of the field final plat of RED CANYON RANCH ADDITION SECTION 7 (see that plat in Book 22 of Deeds, Page 214), and continuing along the property line of said field final plat a distance of 216.82 feet, for a total distance of 298.13 feet; THENCE along said property line of RED CANYON RANCH ADDITION SECTION 2 the following line (4) courses:

1. THENCE North 25°07'53" West a distance of 541.43 feet;
2. THENCE North 21°32'24" West a distance of 188.80 feet;
3. THENCE North 32°00'04" West a distance of 36.00 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 233.00 feet (said curve subtended by a chord which bears North 59°27'12" East, a distance of 33.77 feet) and an arc length of 133.81 feet;
4. THENCE North 29°07'30" West a distance of 148.13 feet.

THENCE North 84°56'40" East a distance of 60.00 feet; THENCE North 90°00'00" East a distance of 321.87 feet; THENCE North 74°38'39" East a distance of 55.00 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 200.00 feet (said curve subtended by a chord which bears South 17°04'44" East, a distance of 15.80 feet) and an arc length of 15.80 feet; THENCE North 79°11'37" East a distance of 123.85 feet; THENCE South 01°38'58" East a distance of 573.79 feet; THENCE North 89°27'17" East a distance of 183.20 feet; THENCE South 07°07'47" West a distance of 1.71 feet; THENCE North 89°27'17" East a distance of 120.00 feet; THENCE North 02°38'43" West a distance of 122.24 feet; THENCE North 89°27'17" East a distance of 60.00 feet; THENCE North 79°27'42" East a distance of 62.25 feet; THENCE North 04°22'30" East a distance of 188.00 feet; THENCE South 89°14'41" East a distance of 188.88 feet to a point on the East line of said S.E. 1/4; THENCE South 07°07'16" West along said East property line a distance of 753.99 feet to the POINT OF BEGINNING.

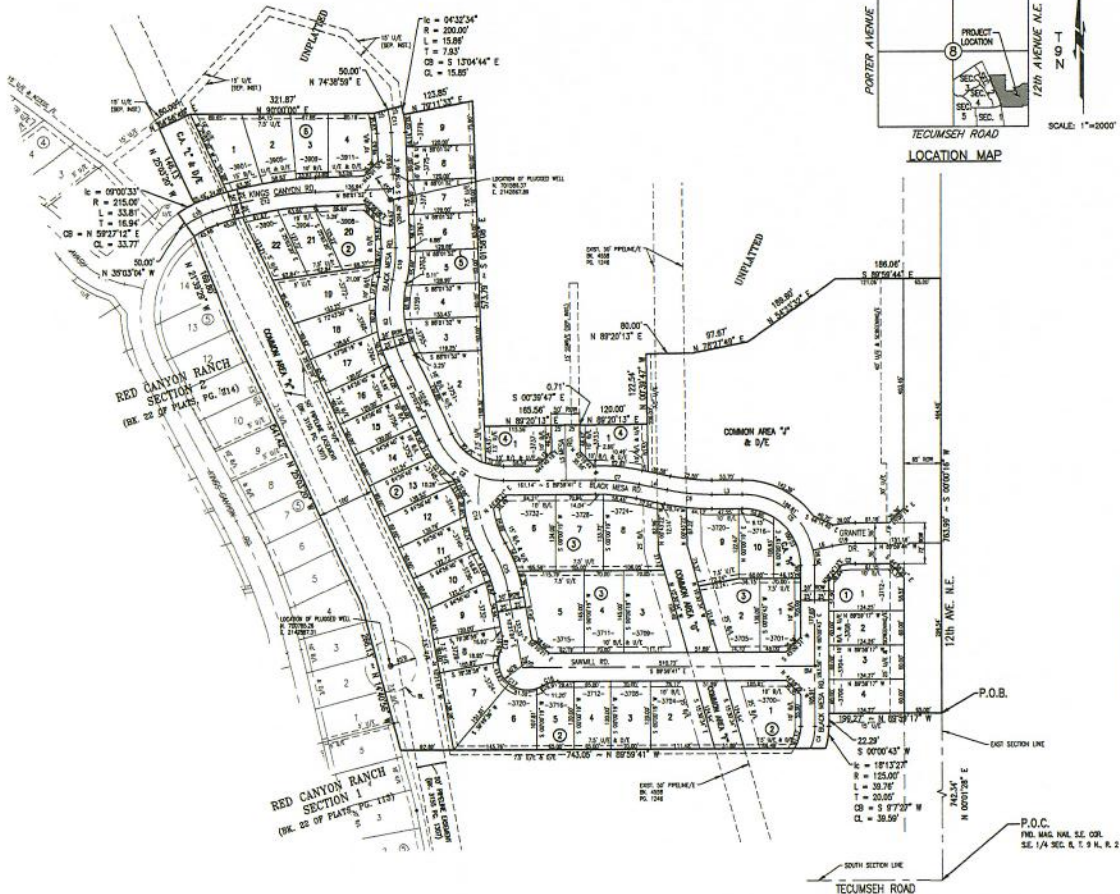
Said tract contains 841,832 square feet, or 21.863 acres, more or less.



LOCATION MAP

SCALE: 1" = 100'  
THE BEARING OF S 07°07'16" W ON THE EAST LINE OF SECTION 8 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

TOTAL LOTS = 50 RESIDENTIAL LOTS

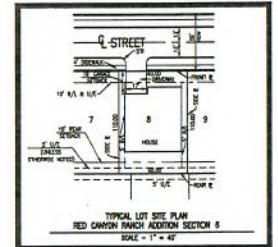


**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1	N 02°07'16" E	742.24
2	N 89°38'17" W	199.27
3	S 02°00'43" W	22.29
4	N 89°38'41" W	743.00
5	N 1°42'58" W	48.21
6	N 25°07'53" W	541.43
7	N 21°32'24" W	188.80
8	N 32°00'04" W	36.00
9	N 59°27'12" E	33.77
10	N 29°07'30" W	148.13
11	N 84°56'40" E	60.00
12	N 90°00'00" E	321.87
13	N 74°38'39" E	55.00
14	S 17°04'44" E	15.80
15	N 79°11'37" E	123.85
16	S 01°38'58" E	573.79
17	N 89°27'17" E	183.20
18	S 07°07'47" W	1.71
19	N 89°27'17" E	120.00
20	N 02°38'43" W	122.24
21	N 89°27'17" E	60.00
22	N 79°27'42" E	62.25
23	N 04°22'30" E	188.00
24	S 07°07'16" W	753.99

**CURVE TABLE**

LINE NO.	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1	N 02°07'16" E	742.24	N 02°07'16" E	742.24	N 02°07'16" E	742.24
2	N 89°38'17" W	199.27	N 89°38'17" W	199.27	N 89°38'17" W	199.27
3	S 02°00'43" W	22.29	S 02°00'43" W	22.29	S 02°00'43" W	22.29
4	N 89°38'41" W	743.00	N 89°38'41" W	743.00	N 89°38'41" W	743.00
5	N 1°42'58" W	48.21	N 1°42'58" W	48.21	N 1°42'58" W	48.21
6	N 25°07'53" W	541.43	N 25°07'53" W	541.43	N 25°07'53" W	541.43
7	N 21°32'24" W	188.80	N 21°32'24" W	188.80	N 21°32'24" W	188.80
8	N 32°00'04" W	36.00	N 32°00'04" W	36.00	N 32°00'04" W	36.00
9	N 59°27'12" E	33.77	N 59°27'12" E	33.77	N 59°27'12" E	33.77
10	N 29°07'30" W	148.13	N 29°07'30" W	148.13	N 29°07'30" W	148.13
11	N 84°56'40" E	60.00	N 84°56'40" E	60.00	N 84°56'40" E	60.00
12	N 90°00'00" E	321.87	N 90°00'00" E	321.87	N 90°00'00" E	321.87
13	N 74°38'39" E	55.00	N 74°38'39" E	55.00	N 74°38'39" E	55.00
14	S 17°04'44" E	15.80	S 17°04'44" E	15.80	S 17°04'44" E	15.80
15	N 79°11'37" E	123.85	N 79°11'37" E	123.85	N 79°11'37" E	123.85
16	S 01°38'58" E	573.79	S 01°38'58" E	573.79	S 01°38'58" E	573.79
17	N 89°27'17" E	183.20	N 89°27'17" E	183.20	N 89°27'17" E	183.20
18	S 07°07'47" W	1.71	S 07°07'47" W	1.71	S 07°07'47" W	1.71
19	N 89°27'17" E	120.00	N 89°27'17" E	120.00	N 89°27'17" E	120.00
20	N 02°38'43" W	122.24	N 02°38'43" W	122.24	N 02°38'43" W	122.24
21	N 89°27'17" E	60.00	N 89°27'17" E	60.00	N 89°27'17" E	60.00
22	N 79°27'42" E	62.25	N 79°27'42" E	62.25	N 79°27'42" E	62.25
23	N 04°22'30" E	188.00	N 04°22'30" E	188.00	N 04°22'30" E	188.00
24	S 07°07'16" W	753.99	S 07°07'16" W	753.99	S 07°07'16" W	753.99



TYPICAL LOT SITE PLAN  
RED CANYON RANCH ADDITION SECTION 6  
SCALE: 1" = 40'

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

UNLESS OTHERWISE NOTED, 1/4" W/ C.A. 6333 CAPS WERE SET AT ALL PROPERTY CORNERS.

BENCHMARK: BRASS CAP AT INTERSECTION OF SAW MILL RD. & BLACK WASH RD. ELEV. = 1025.00

D/E = DRAINAGE EASEMENT  
S/W/E = SIDEWALK EASEMENT  
P/D/E = PEDESTRIAN EASEMENT  
LMA = LIMITS OF NO ACCESS  
U/E = UTILITY EASEMENT  
B/L = BUILDING LINE  
C.A. = COMMON AREA  
-1000- = ADDRESS

Date: March 8, 2017  
SAC Consulting Engineers, P.C.  
815 W. Main Street  
Oklahoma City, OK 73106  
PH: 405.233-7715  
Oklahoma CA#644 Exp. 6-30-2017

RED CANYON RANCH SECTION 6 P.U.D.  
FINAL PLAT  
SHEET 2 OF 2

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