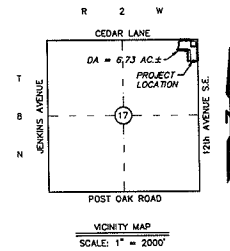


PRELIMINARY PLAT EAGLE CLIFF ADDITION SECTION 15

A PART OF THE N.W. 1/4, SECTION 7, T8N, R2W, 1.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



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OWNER'S ADDRESS
EAGLE CLIFF UNITED FARMERS' CO-OP
1520 N. PORTER
NORMAN, OK 73070
PH. (405) 564-1152

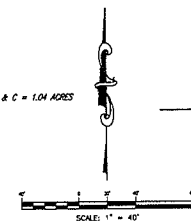
NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. EXISTING ZONING IS C-2. PROPOSED ZONING IS R-2.
4. ALL PROPOSED SANITARY SEWER LINES ARE 8-INCH EXCEPT AS NOTED.
5. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
6. FOR COMPLETE DRAINAGE CALCULATIONS, SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE ROP.
7. EXISTING ROAD TO BE FILLED IN.
8. COMMON AREAS TO BE MAINTAINED BY MANUALLY PROPERTY OWNER'S ASSOCIATION.
9. STREET IMPROVEMENTS FOR CEDAR LANE ROAD AND 12th AVE. S.E. HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OF NORMAN.

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 DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAT OF EAGLE CLIFF ADDITION SECTION 15. 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 BORNE 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 FOR 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.

2.34 ACRES
18 LOTS
2.45 LOTS / ACRE
COMMON AREAS A, B & C = 1.04 ACRES



LEGAL DESCRIPTION

Being a part of the Northeast Quarter (N.E. 1/4), Section Seventeen (17), T8N, R2W, 1.M., Norman, Cleveland County, Oklahoma and being more particularly described as follows:

COMMENCING at the Northeast corner of said N.E. 1/4, THENCE South 07°06'14" West along the East line of said N.E. 1/4 a distance of 240.00 feet to the POINT OF BEGINNING;

THENCE continuing South 07°06'14" West along said East line a distance of 509.58 feet to a point, said point being a point on the property line of the filed first plat of Eagle Cliff Addition Section 13 (as filed in Book 20 of Plats, Page 146); THENCE along the property line of said first plat the following 3 courses:

1. THENCE South 89°00'00" West a distance of 353.92 feet;
2. THENCE North 07°00'00" East a distance of 400.00 feet;
3. THENCE South 89°00'00" West a distance of 361.65 feet to a point on a non-tangent curve, said point being on the East property line of the filed first plat of Eagle Cliff Addition Section 1 (as filed in Book 13 of Plats, Page 80), said point also being a point on the East right-of-way line of Eagle Cliff Drive;

THENCE along said East property line and said East right-of-way line the following 4 courses:

1. THENCE along a curve to the left having a radius of 477.85 feet (said curve subtended by a chord which bears North 14°02'20" East a distance of 231.84 feet) with an arc length of 234.17 feet;
2. THENCE North 07°00'00" East a distance of 50.11 feet;
3. THENCE North 45°02'28" East a distance of 35.33 feet;
4. THENCE North 07°04'30" East a distance of 50.00 feet to a point on the North line of said N.E. 1/4;

THENCE South 89°00'00" East along said North line a distance of 404.83 feet to the Northwest property corner of the filed first plat of Eagle Cliff Addition Section 14 (as filed in Book 21 of Plats, Page 157); THENCE along the property line of said first plat the following 2 courses:

1. THENCE South 07°06'14" West a distance of 240.00 feet;
2. THENCE North 07°06'14" West a distance of 230.00 feet to the POINT OF BEGINNING.

Said tract contains 319,584 square feet or 7.34 acres, more or less.

BU # 1 Not in Conc. O.S.M. Plan, corner of Eagle Cliff Addition Section 12, (1/4 Sec. 12, T8N, R2W, 1.M.)
ELEV. 1129.06

EAGLE CLIFF ADDITION SECTION 15

12TH AVE. S.E. & CEDAR LANE
NORMAN, OKLAHOMA

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PRELIMINARY PLAT

1 of 1