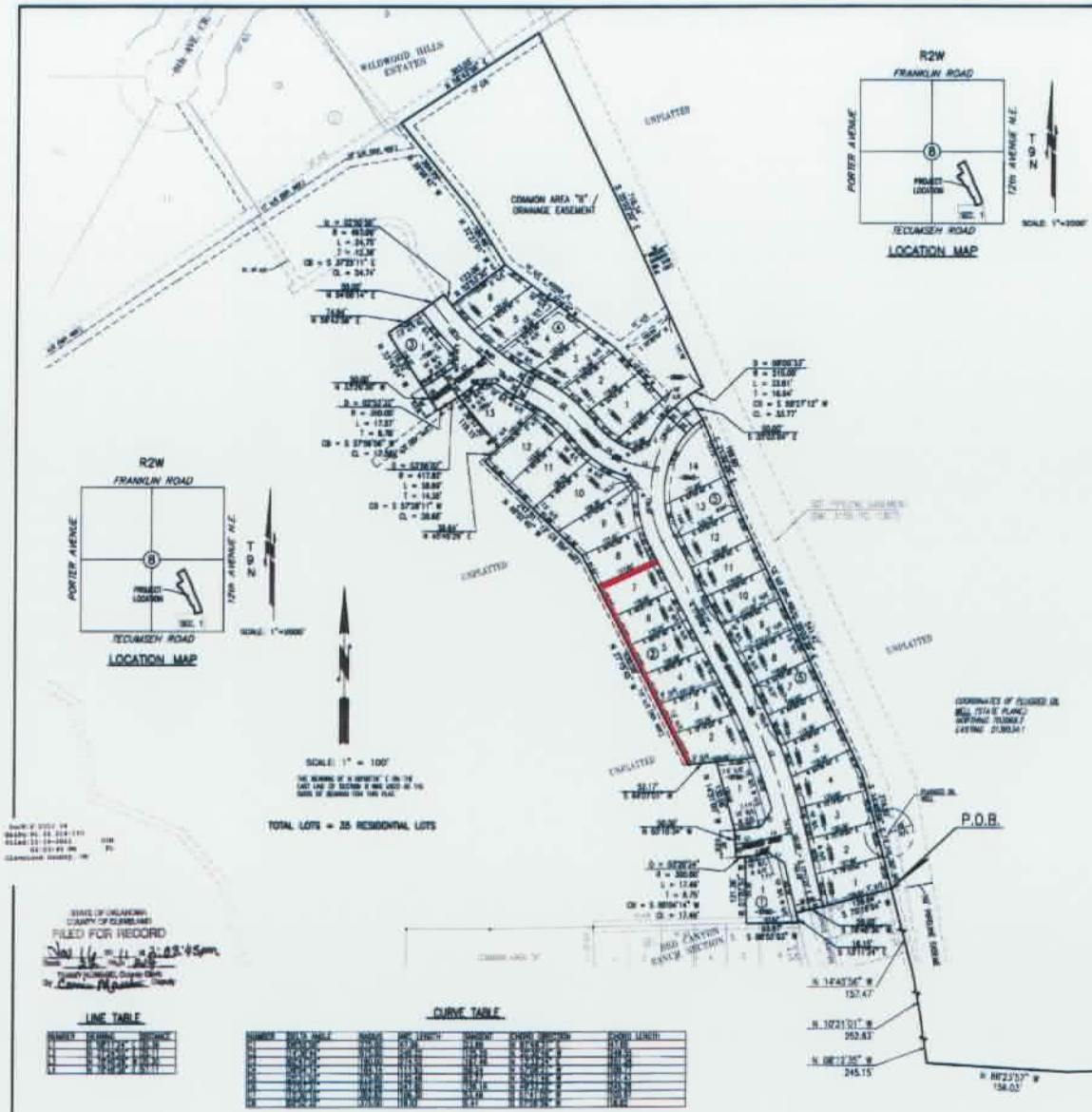
FINAL PLAT
RED CANYON RANCH SECTION 2
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4, SECTION 8, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

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

THENCE North 00°00'16" East, along the East Line of said Southeast Quarter, a distance of 115.00 feet to a point on the Northerly Right of Way line of Tecumseh Road as set out in GRANT OF EASEMENT, recorded in Book 3381, Page 340;

THENCE along said northerly Right of Way line the following Five (5) calls:

(1) North 88°52'12" West a distance of 65.00 feet;
(2) South 45°00'00" West a distance of 35.35 feet;
(3) South 89°57'08" West a distance of 80.03 feet;
(4) South 88°16'22" West a distance of 300.22 feet;
(5) North 88°23'57" West a distance of 158.03 feet;

THENCE North 08°13'26" West a distance of 245.15 feet; THENCE North 13°21'01" West a distance of 252.63 feet; THENCE North 14°40'36" West a distance of 157.47 feet to the POINT OF BEGINNING;

THENCE South 75°15'04" West a distance of 128.64 feet; THENCE South 78°46'30" West a distance of 55.00 feet; THENCE South 13°11'34" East a distance of 18.15 feet; THENCE South 88°52'02" West a distance of 83.81 feet; THENCE North 01°07'57" West a distance of 121.36 feet to a point on a non-tangent curve; THENCE along a curve to the right having a radius of 300.00 feet (said curve subtended by a chord which bears South 88°04'14" West a distance of 17.49 feet) with an arc length of 17.49 feet; THENCE North 02°16'34" West a distance of 50.00 feet; THENCE North 14°57'09" West a distance of 139.06 feet; THENCE South 84°58'51" West a distance of 52.17 feet; THENCE North 23°15'40" West a distance of 439.58 feet; THENCE North 48°02'45" West a distance of 247.31 feet; THENCE North 42°48'28" East a distance of 36.64 feet; THENCE North 28°57'39" West a distance of 115.15 feet to a point on a non-tangent curve; THENCE along a curve to the right having a radius of 417.82 feet (said curve subtended by a chord which bears South 57°38'11" West a distance of 28.66 feet) with an arc length of 28.66 feet to a point of reverse curvature; THENCE along a curve to the left having a radius of 350.00 feet (said curve subtended by a chord which bears South 57°09'54" West a distance of 17.36 feet) with an arc length of 17.37 feet; THENCE North 32°26'32" West a distance of 50.00 feet; THENCE North 57°16'04" West a distance of 116.32 feet; THENCE North 54°47'06" East a distance of 74.84 feet; THENCE South 34°36'14" East a distance of 55.00 feet to a point on a non-tangent curve; THENCE along a curve to the left having a radius of 467.96 feet (said curve subtended by a chord which bears South 57°25'11" East a distance of 24.74 feet) with an arc length of 24.75 feet; THENCE North 32°53'39" East a distance of 132.66 feet; THENCE North 32°27'01" West a distance of 135.40 feet; THENCE North 39°09'43" West a distance of 394.25 feet to a point on the South boundary line of Wildwood Hills Estates (as filed in Book 15 Page 53); THENCE North 89°47'56" East along said South boundary line a distance of 353.83 feet; THENCE South 25°53'20" East a distance of 718.34 feet to a point on a non-tangent curve; THENCE along a curve to the left having a radius of 215.00 feet (said curve subtended by a chord which bears South 59°27'12" West a distance of 33.77 feet) with an arc length of 33.81 feet; THENCE South 25°53'04" East a distance of 30.00 feet; THENCE South 21°36'39" East a distance of 149.80 feet; THENCE South 25°53'20" East a distance of 341.40 feet; THENCE South 14°40'36" East a distance of 315.62 feet to the POINT OF BEGINNING.

Said tract contains 511,556 square feet or 11.7396 acres more or less.

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

* UNLESS OTHERWISE NOTED, I.P.'s W/ C.A. 5147 CAPS WERE SET AT ALL PROPERTY CORNERS.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN ON PLANS 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 OWNER(S) IN THE PLAT OF RED CANYON RANCH SECTION 2. 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 OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERFORM INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

BENCHMARK: BRASS CAP AT INTERSECTION OF CHANDLER DRIVE AND PHANTOM DRIVE; NO ELEV. = 1161.72'

D/E = DRAINAGE EASEMENT
SW/E = SIDEWALK EASEMENT
PED/E = PEDESTRIAN EASEMENT
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
--1600-- = ADDRESS

STATE OF OKLAHOMA
COUNTY OF CLEVELAND
FILED FOR RECORD
... 20... at ... o'clock ...m.
... Deputy

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1		
L2		
L3		
L4		

CURVE TABLE

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

Date: September 22, 2011

SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106
Ph.: (405) 232-7715
Oklahoma Cert. of Auth. No. 1460
Oklahoma Engineer Exp.: 6-30-2012