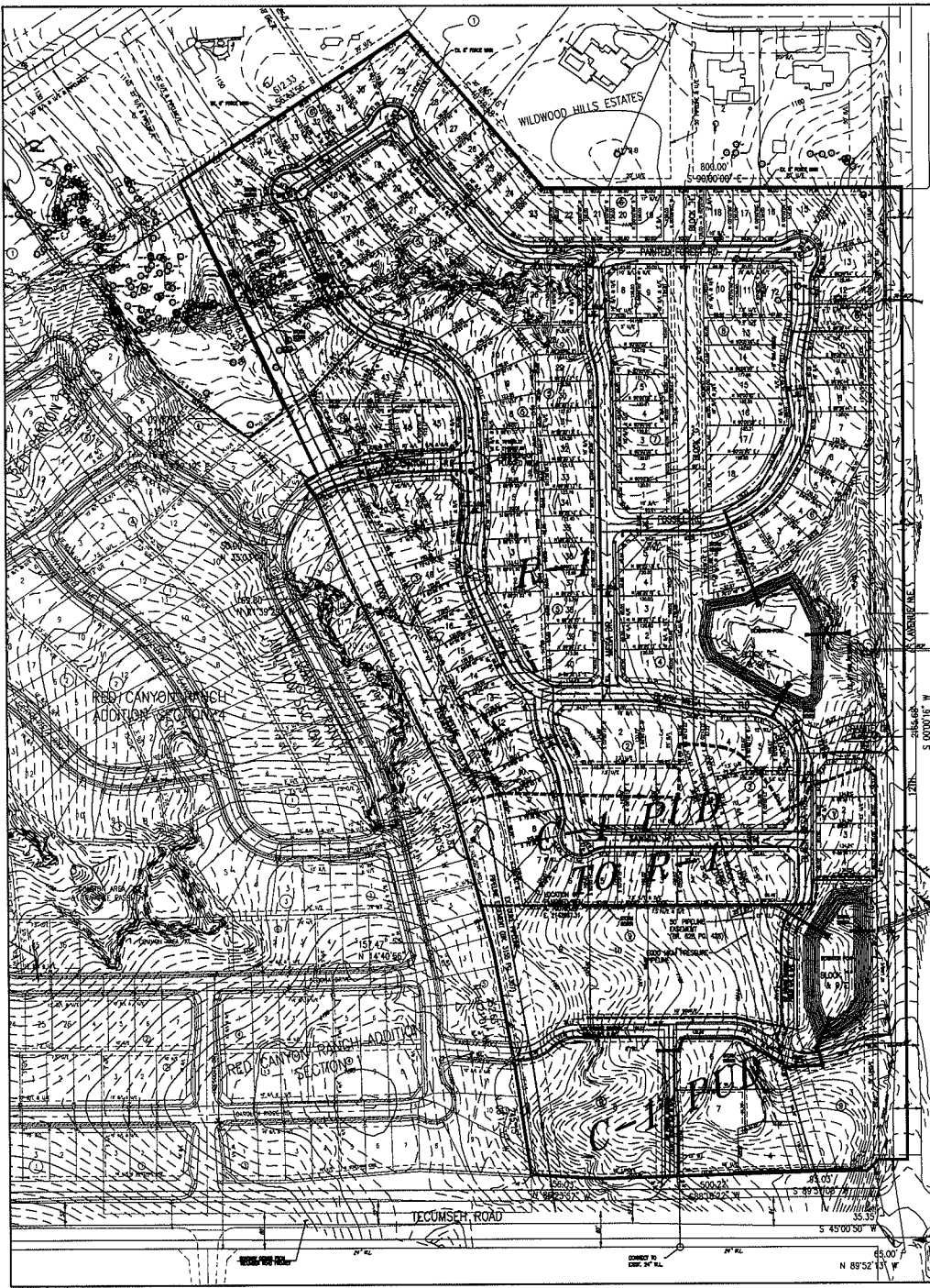
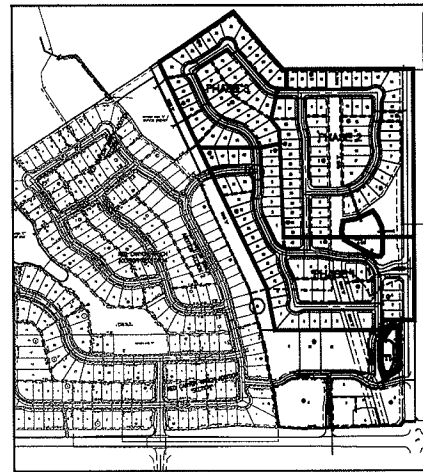




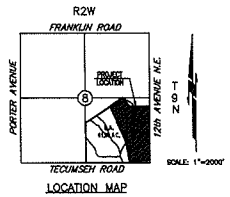
PRELIMINARY PLAT
RED CANYON RANCH
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4, SECTION 8, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

SCALE: 1" = 100'

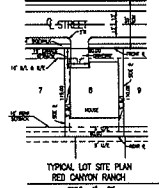


PHASING PLAN
NOT TO SCALE

RESIDENTIAL LOTS - 142
COMMERCIAL LOTS - 9
OPEN SPACE AREA - 12 AC±



LOCATION MAP



TYPICAL LOT SITE PLAN
RED CANYON RANCH
SCALE - 1" = 50'

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°01'18" East, along the East line of said Southeast Quarter, a distance of 115.00 feet to a point on the Northern Right of Way line of Tecumseh Road as set out in UNWIT OF EASEMENT, recorded in Book 3301, Page 245 and the POINT OF BEGINNING;

THENCE along said Northern Right of Way line the following five (5) courses:

1. North 89°57'12" West a distance of 85.00 feet;
2. South 47°07'50" West a distance of 35.35 feet;
3. South 89°57'00" West a distance of 85.00 feet;
4. South 89°57'52" West a distance of 85.00 feet;
5. North 89°57'57" West a distance of 155.00 feet to the Southeast corner of Lot 8, Block 3 of the first first plat of RED CANYON RANCH ADDITION SECTION 1 (as filed in Book 22 of Public Pages 115);

THENCE along the property line of said first plat the following three (3) courses:

1. THENCE North 08°12'20" West a distance of 245.15 feet;
2. THENCE North 10°15'10" West a distance of 255.00 feet;
3. THENCE North 14°40'50" West a distance of 157.47 feet to a point, said point being the Southeast corner of Lot 1, Block 1 of the first first plat of RED CANYON RANCH ADDITION SECTION 2 (as filed in Book 22 of Public Pages 214);

THENCE along the property line of said first plat the following six (6) courses:

1. THENCE continuing North 14°40'50" West a distance of 210.02 feet;
2. THENCE North 29°37'20" West a distance of 541.42 feet;
3. THENCE North 17°37'20" West a distance of 180.00 feet;
4. THENCE North 39°37'40" West a distance of 50.00 feet to a point on a non-tangent curve;
5. THENCE along a curve to the left having a radius of 215.00 feet (said curve subtended by a chord which bears North 89°27'12" East a distance of 33.77 feet) with an arc length of 33.81 feet;
6. THENCE North 29°37'20" West a distance of 214.50 feet to a point on the South property line of Undeveloped 18th Edition (as filed in Book 10 Page 85);

THENCE along the property line of said first plat the following three (3) courses:

1. THENCE North 59°47'50" East a distance of 812.33 feet;
2. THENCE South 47°37'50" East a distance of 461.48 feet;
3. THENCE South 89°57'00" East a distance of 800.00 feet to a point on the East line of said S.E. 1/4;

THENCE South 00°01'18" East along said East line a distance of 210.00 feet to the POINT OF BEGINNING.

Said tract contains 2,098,281 square feet, or 81.875 acres, more or less.

NOTES:

1. FIVE HIGHWAYS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARD SPECIFICATIONS. ADDITIONAL HIGHWAYS MAY BE REQUIRED ON THE OUTSIDES OF THE LOTS TO PROVIDE FUTURE GROWTH AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HIGHWAY.
 2. ALL SERVICES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARD SPECIFICATIONS.
 3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
 4. SEE ZONING APPLICATION FOR EXISTING & PROPOSED ZONING CLASSIFICATIONS.
 5. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
 6. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED (SUBJECT TO FUTURE).
 7. ALL UTILITIES AND/OR MEANS WITHIN STREET RIGHTS-OF-WAY AND ALL GRASS AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF RED CANYON RANCH.
- * FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP (EQUIVALENT CUP WILL BE ALLOWED)

OWNER / DEVELOPER

SWEETGRASS PARTNERS, L.L.C.
1320 N. PORTER
NORMAN, OKLAHOMA 73071

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACES WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAN OF RED CANYON RANCH. HOWEVER, IF MAINTENANCE IS REQUIRED OR SUBJECT TO 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 ENGINEERING ASSOCIATION WITH COSTS ASSIGNED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE FACILITY FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN NOTIFICATION FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MUST CONDUCT INSPECTIONS WITHIN THE EASEMENT, PROVIDED THE INSPECTION DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

OKLAHOMA REGISTERED PROFESSIONAL ENGINEER
13418

RED CANYON RANCH
A PLANNED UNIT DEVELOPMENT
12TH AVE. N.E. & TECUMSEH RD.
NORMAN, OKLAHOMA

SMG
SWEETGRASS PARTNERS, L.L.C.
1320 N. PORTER
NORMAN, OKLAHOMA 73071

PRELIMINARY PLAT