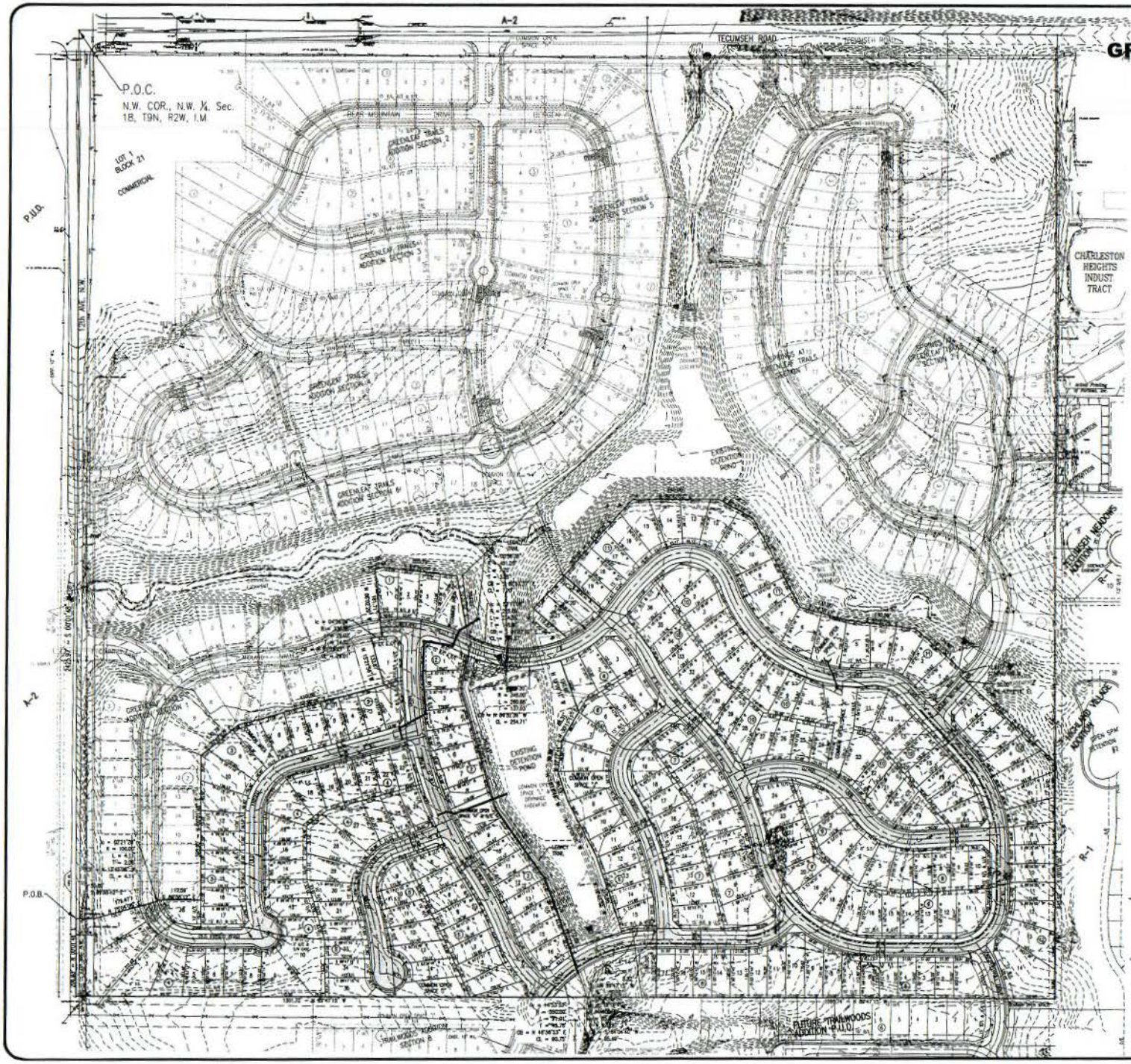

REVISED PRELIMINARY PLAT

GREENLEAF TRAILS ADDITION

A PLANNED UNIT DEVELOPMENT

THE N.W. 1/4, SECTION 18, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LOCATION MAP
1" = 2000'

NOTES :

1. EXISTING ZONING IS P.U.D.
2. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
3. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
4. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
5. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
6. ALL WATER LINES TO BE 6" DIA. UNLESS NOTED OTHERWISE.
7. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
8. FRONT YARD BUILDING LINE SETBACKS ARE 25'. SIDE YARD BUILDING LINE SETBACKS ARE 15'.
9. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF GREENLEAF TRAILS ADDITION.
10. THE DEVELOPER WILL CONSTRUCT LEGACY TRAIL THROUGH HIS PROPERTY AND DEDICATE IT TO THE CITY OF NORMAN IN A 10' WIDE PEDESTRIAN EASEMENT. THE CITY OF NORMAN WILL BE RESPONSIBLE FOR MAINTENANCE OF LEGACY TRAIL.

LEGAL DESCRIPTION

Being a tract of land lying in the N.W. 1/4, SECTION 18, T9N, R2W of the INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, more particularly described as follows,

COMMENCING at the N.W. corner of said N.W. 1/4; THENCE South 00°01'46" West along the West line of said N.W. 1/4 a distance of 2435.87 feet to the POINT OF BEGINNING;

THENCE South 89°58'13" East a distance of 50.00 feet; THENCE North 75°04'08" East a distance of 179.47 feet; THENCE around a curve to the right having a radius of 100.00 feet (said curve subtended by a chord which bears North 13°43'06" West, a distance of 4.11 feet) and an arc length of 4.11 feet; THENCE South 89°58'13" East a distance of 117.39 feet; THENCE North 00°01'46" East a distance of 390.90 feet; THENCE North 50°49'07" East a distance of 130.78 feet; THENCE North 34°58'34" East a distance of 410.00 feet; THENCE North 13°21'36" West a distance of 133.87 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 334.89 feet (said curve subtended by a chord which bears North 61°23'33" East, a distance of 29.01 feet) and an arc length of 29.02 feet; THENCE North 68°02'29" West a distance of 181.71 feet; THENCE North 70°32'44" East a distance of 21.88 feet; THENCE South 62°39'01" East a distance of 206.79 feet; THENCE South 18°07'02" East a distance of 189.63 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 431.26 feet (said curve subtended by a chord which bears South 82°53'27" East, a distance of 7.75 feet) and an arc length of 7.75 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 200.00 feet (said curve subtended by a chord which bears South 88°56'33" East a distance of 294.57 feet) and an arc length of 274.33 feet; THENCE North 48°20'34" East a distance of 105.87 feet; THENCE North 41°39'26" East a distance of 307.99 feet; THENCE North 89°43'42" East a distance of 243.00 feet; THENCE South 00°43'18" East a distance of 108.21 feet; THENCE South 27°45'18" East a distance of 274.36 feet; THENCE South 74°26'47" East a distance of 133.99 feet; THENCE South 83°00'54" East a distance of 190.98 feet; THENCE South 48°17'33" East a distance of 174.98 feet; THENCE South 42°40'42" West a distance of 12.61 feet; THENCE South 47°19'18" East a distance of 30.00 feet; THENCE South 47°47'17" East a distance of 304.82 feet to a point on the East line of said N.W. 1/4; THENCE South 00°00'00" East along said East line a distance of 543.52 feet to a point on the South line of said N.W. 1/4; THENCE North 89°47'12" West along said South line a distance of 1309.74 feet; THENCE North 00°12'47" East a distance of 180.00 feet; THENCE North 89°47'12" West a distance of 8.82 feet to a point of curvature; THENCE around a curve to the left having a radius of 400.00 feet (said curve subtended by a chord which bears South 89°54'00" West, a distance of 83.49 feet) and an arc length of 83.66 feet; THENCE North 15°47'32" West a distance of 218.88 feet; THENCE North 27°28'01" West a distance of 175.38 feet; THENCE North 18°19'46" West a distance of 86.15 feet; THENCE North 07°17'44" East a distance of 88.60 feet; THENCE North 20°11'11" East a distance of 88.21 feet; THENCE North 18°09'12" West a distance of 150.68 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 345.00 feet (said curve subtended by a chord which bears North 88°52'39" West a distance of 294.31 feet) with an arc length of 280.80 feet; THENCE South 10°58'06" West a distance of 32.08 feet; THENCE South 10°47'28" East a distance of 241.43 feet; THENCE South 20°37'33" East a distance of 226.13 feet; THENCE South 18°02'23" East a distance of 270.99 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 200.00 feet (said curve subtended by a chord which bears South 40°39'32" West, a distance of 99.70 feet) and an arc length of 101.01 feet to a point on the South line of said N.W. 1/4; THENCE North 89°47'12" West a distance of 1301.32 feet to a point on the West line of said N.W. 1/4; THENCE North 00°01'46" East along said N.W. 1/4 a distance of 208.50 feet to the POINT OF BEGINNING.

Said tract of land contains 2,268,155 square feet, or 52.093 acres, more or less.

LEGEND

------	SIGHT RESTRICTION/FENCE LINE
------	"NO PARKING" AREAS
STS	STORM SEWER
S.S.	SANITARY SEWER
W.L.	WATERLINE

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 PLAT OF GREENLEAF TRAILS ADDITION. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER DIRECTIONS, ENCUMBRANCES 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. 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

52.093 ACRES
232 LOTS
4.45 LOTS PER ACRE

DESIGNED BY :
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN
OKLAHOMA CITY, OK 73106
(405) 232-7715

OWNER/DEVELOPER
SWEETGRASS PARTNERS, LLC
1320 NORTH PORTER
NORMAN, OK 73071
(405) 364-1152

TOM L. McCALES 13418
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THE BLUE

REVISED PRELIMINARY PLAT

GREENLEAF TRAILS ADDITION

TECUMSEH RD. & 12th AVE. N.W.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main – Oklahoma City, OK 73106
Ph: 405-232-7715 Fax: 405-232-7899
CERTIFICATE OF AUTHORIZATION NO. CA-1484 EXP. 6/30/2011

SMC

No.	Revision	By	Date

DATE: 05/20/11 | SCALE: 1"=100' | SHEET NO. 1
DRAWN BY: GJL
PROJECT NO.: 1M0.100
ENGINEER: TOM L. McCALES, P.E. #13418