

LEGAL DESCRIPTION

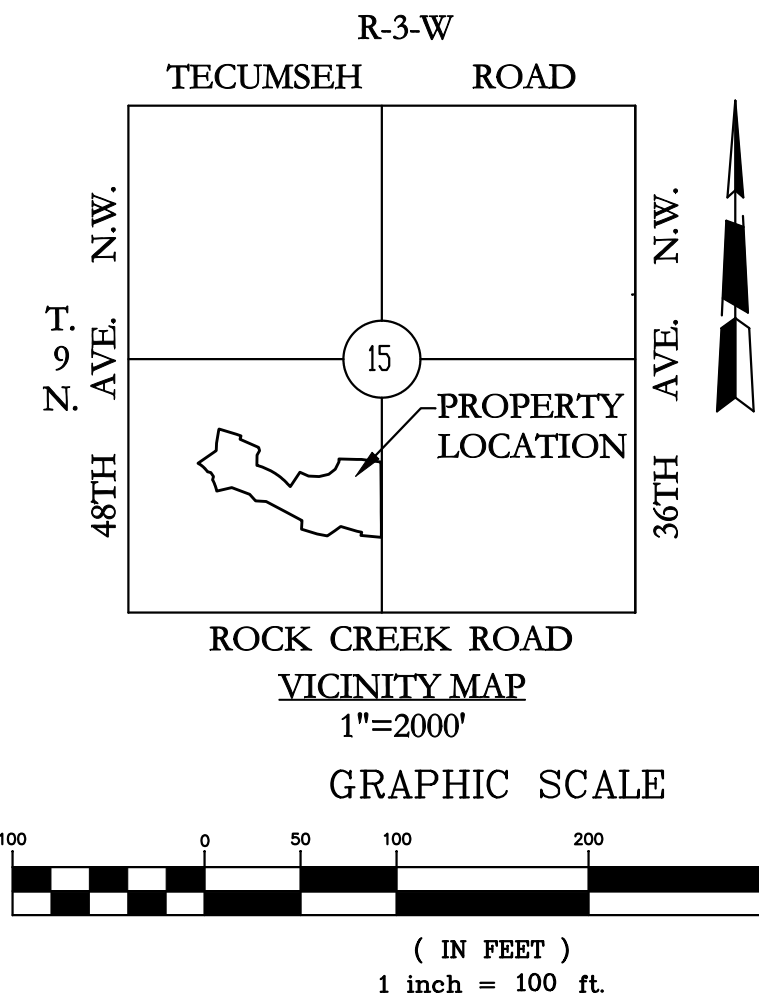
A tract of land being a part of the Southwest Quarter, Section Fifteen (15), Township Nine (9) North, Range Three (3) West of the Indian meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4) of said Section Fifteen (15); THENCE North 89°39'09" East, along the South line of said Section 15, a distance of 2637.01 feet to the Southeast corner of the SW/4 of said Section 15; THENCE North 00°23'26" West, along the east line of said SW/4, a distance of 784.63 feet to the POINT OF BEGINNING;

THENCE along the north line of ASHTON GROVE ADDITION, SECTION 1 the following Eleven (11) courses:  
1. North 84°43'30" West a distance of 214.74 feet to a non-tangent curve to the left;  
2. Northeastly, along said curve to the left, having a radius of 325.00 feet (said curve being subtended by a chord bearing North 14°19'01" East a chord distance of 34.55 feet) an arc length of 34.57 feet;  
3. North 78°43'50" West a distance of 50.00 feet;  
4. North 73°43'54" West a distance of 176.87 feet;  
5. South 54°09'18" West a distance of 158.34 feet;  
6. North 82°51'41" West a distance of 117.85 feet;  
7. North 73°08'10" West a distance of 170.12 feet;  
8. North 03°31'30" East a distance of 91.30 feet;  
9. North 62°01'12" West a distance of 191.55 feet;  
10. North 62°22'15" West a distance of 231.37 feet;  
11. North 86°02'10" West a distance of 110.31 feet;  
THENCE North 41°43'20" West a distance of 92.18 feet;  
THENCE North 69°34'34" West a distance of 199.62;  
THENCE South 76°49'03" West a distance of 159.76 feet to a point on a non-tangent curve to the left, said point also lying on the easterly line of Common Area E, also being Ashton Avenue;

THENCE along said Common Area E and Ashton Avenue the following Ten (10) courses:  
1. Southeastly, along said non-tangent curve to the left, having a radius of 500.00 feet (said curve being subtended by a chord bearing South 06°27'41" East a chord distance of 117.33 feet) an arc length of 117.60 feet;  
2. South 41°55'28" East a distance of 36.11 feet;  
3. South 05°54'15" West a distance of 100.00 feet;  
4. South 50°23'39" West a distance of 35.94 feet;  
5. South 06°21'07" West a distance of 198.01 feet;  
6. South 77°58'48" West a distance of 52.69 feet;  
7. North 06°21'07" East a distance of 311.71 feet to the beginning of a curve to the left;  
8. Northwestly, along said curve to the left, having a radius of 450.00 feet (said curve being subtended by a chord bearing North 51°52'16" West a chord distance of 317.96 feet) an arc length of 324.98 feet;  
9. North 35°01'33" West a distance of 38.52 feet to the beginning of a curve to the left;  
10. Northwestly, along said curve to the left, having a radius of 225.00 feet (said curve being subtended by a chord bearing North 51°52'16" West a chord distance of 132.41 feet) an arc length of 132.30 feet;  
THENCE North 55°18'28" East a distance of 288.52 feet;  
THENCE North 02°03'14" East a distance of 79.78 feet;  
THENCE North 09°56'17" East a distance of 141.99 feet;  
THENCE South 73°03'46" East a distance of 189.89 feet to a non-tangent curve to the right;  
THENCE Northeastly, along said non-tangent curve to the right, having a radius of 375.00 feet (said curve being subtended by a chord bearing North 19°10'03" East a chord distance of 7.51 feet) an arc length of 7.51 feet;  
THENCE South 70°15'31" East a distance of 50.00 feet to a non-tangent curve to the left;  
THENCE Southwestly, along said non-tangent curve to the left, having a radius of 325.00 feet (said curve being subtended by a chord bearing South 58°48'56" East a chord distance of 357.35 feet) an arc length of 362.01 feet;  
THENCE South 42°51'35" East a distance of 16.49 feet to a curve to the left;  
THENCE Southeastly, along said curve to the left, having a radius of 260.00 feet (said curve being subtended by a chord bearing South 46°08'33" East a chord distance of 29.78 feet) an arc length of 29.79 feet;  
THENCE North 33°29'23" East a distance of 200.45 feet;  
THENCE South 65°31'33" East a distance of 98.67 feet;  
THENCE South 87°49'34" East a distance of 110.92 feet;  
THENCE North 77°06'15" East a distance of 102.47 feet;  
THENCE North 51°47'45" East a distance of 86.16 feet;  
THENCE North 26°26'27" East a distance of 85.68 feet;  
THENCE North 00°22'36" East a distance of 30.00 feet;  
THENCE South 88°29'11" East a distance of 186.02 feet;  
THENCE South 89°56'46" East a distance of 50.00 feet;  
THENCE South 82°22'55" East a distance of 202.90 feet to a point on the east line of the SW/4 of said Section 15;  
THENCE South 00°23'26" East, along said east line, a distance of 784.38 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 1,043,914 square feet or 23.965 acres, more or less.

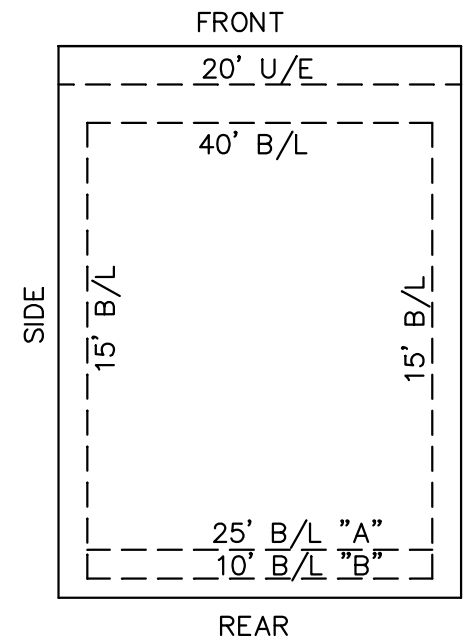
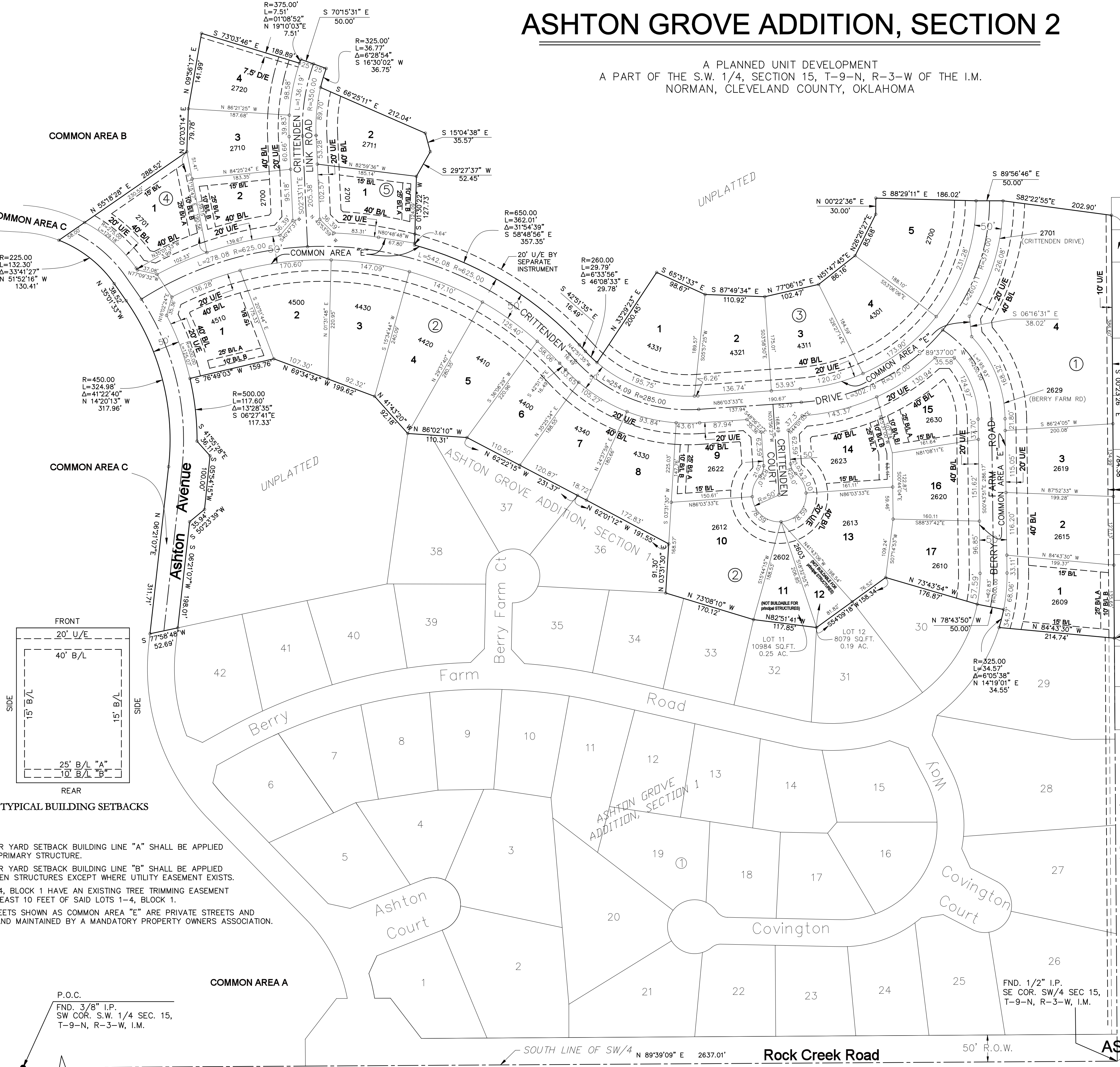


NOTE: THE REAR YARD SETBACK BUILDING LINE "A" SHALL BE APPLIED TO THE PRIMARY STRUCTURE.

THE REAR YARD SETBACK BUILDING LINE "B" SHALL BE APPLIED TO GARDEN STRUCTURES EXCEPT WHERE UTILITY EASEMENT EXISTS.

LOTS 1-4, BLOCK 1 HAVE AN EXISTING TREE TRIMMING EASEMENT ACROSS EAST 10 FEET OF SAID LOTS 1-4, BLOCK 1.

THE STREETS SHOWN AS COMMON AREA "E" ARE PRIVATE STREETS AND OWNED AND MAINTAINED BY A MANDATORY PROPERTY OWNERS ASSOCIATION.



TYPICAL BUILDING SETBACKS

NUMBER OF LOTS: 32

PERMANENT BENCHMARK  
CITY OF NORMAN SURVEY CONTROL MON. NO. 332  
3 1/2" BRONZE DISC IN CONCRETE IN THE NORTHEAST CORNER OF THE INTERSECTION OF 48th AVE. NW AND ROCK CREEK ROAD.  
HORIZONTAL DATUM--OKLAHOMA STATE PLANE  
NAD83(CORS98), SOUTH ZONE.  
N= 696,984.842; E= 2,114,288.388  
VERTICAL DATUM -- NAVD 88  
ELEV= 1128.98

FINAL PLAT  
ASHTON GROVE ADDITION  
SECTION 2  
SHEET 2 OF 2

Owner's Corp. Seal

Owner's Notary

Planning Comm.

City Council

City Clerk

County Treasurer

Surveyor's Seal

Surveyor's Notary

PINNACLE  
CONSULTING MANAGEMENT GROUP, INC  
1141 N. ROBINSON, SUITE 402  
OKLAHOMA CITY, OK 73103  
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CA 6117 Expires 6-30-15