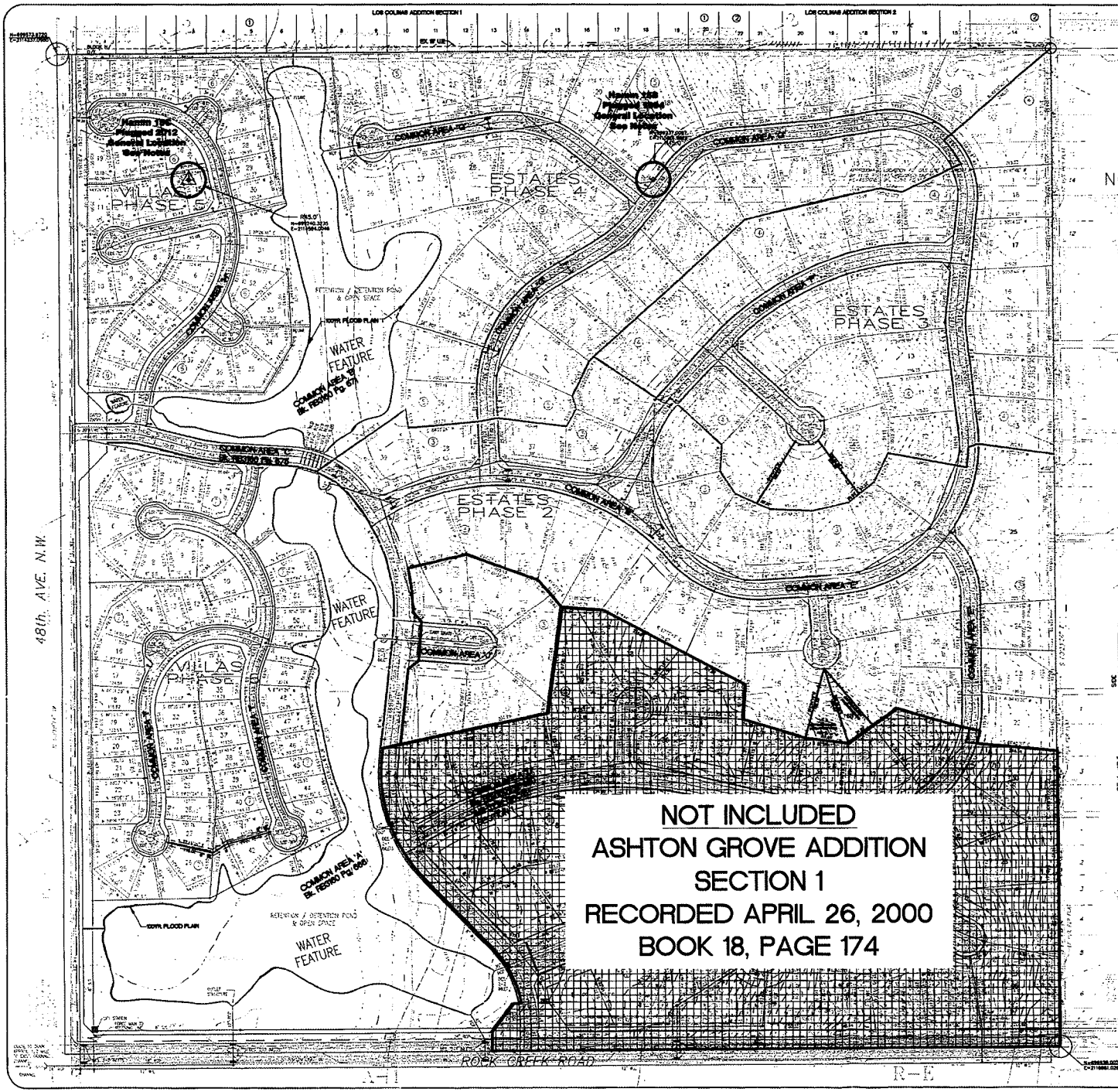
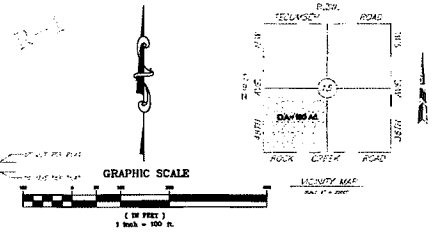
PRELIMINARY PLAT
ASHTON GROVE
A PLANNED UNIT DEVELOPMENT
BEING A PART OF THE S.W. 1/4,
SECTION 15, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOT INCLUDED
ASHTON GROVE ADDITION
SECTION 1
RECORDED APRIL 26, 2000
BOOK 18, PAGE 174



PRELIMINARY PLAT ASHTON GROVE
LEGAL DESCRIPTION

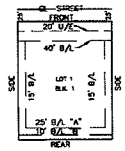
All of the Southwest Quarter of Section 15, T9N, R3W, I.M., Norman, Cleveland County, Oklahoma less and except the following described parcel of land being the Final Plat of Ashton Grove Section 1, recorded in Book 18, Page 174, Cleveland County, Oklahoma more particularly described as follows:

LESS and EXCEPT TRACT:

COMMENCING at the Southwest corner of said Southwest Quarter; THENCE North 00°38'00" East along South line of said Section a distance of 1131.00 feet to the POINT OF BEGINNING.

THENCE North 00°38'00" West, a distance of 55.00 feet to a point; THENCE North 27°32'27" East a distance of 65.10 feet to a point; THENCE North 00°38'00" East, a distance of 23.87 feet to a point on a curve; THENCE around a curve to the left having a radius of 205.57 feet (subtended by a chord which bears North 27°32'00" West, a distance of 165.70 feet) an arc length of 169.87 feet; THENCE North 44°12'00" West, a distance of 203.57 feet to a point of curvature; THENCE around a curve to the right having a radius of 400.00 feet (subtended by a chord which bears North 30°30'52" West, a distance of 363.46 feet) an arc length of 372.76 feet; THENCE North 00°23'00" East, a distance of 30.00 feet to a point; THENCE North 77°00'00" East, a distance of 224.00 feet to a point; THENCE North 30°00'00" East, a distance of 224.36 feet to a point; THENCE North 07°00'00" East, a distance of 205.70 feet to a point; THENCE South 00°02'00" East, a distance of 120.31 feet to a point; THENCE South 07°27'00" East, a distance of 203.57 feet to a point; THENCE South 44°00'00" East, a distance of 120.00 feet to a point; THENCE South 00°32'00" West, a distance of 81.20 feet to a point; THENCE South 37°00'00" East, a distance of 170.13 feet to a point; THENCE South 57°01'00" East, a distance of 117.00 feet to a point; THENCE South 34°00'00" East, a distance of 120.34 feet to a point; THENCE South 70°00'00" East, a distance of 170.07 feet to a point; THENCE South 70°00'00" East, a distance of 30.00 feet to a point; THENCE around a curve to the right having a radius of 320.00 feet (subtended by a chord which bears South 17°20'00" West a distance of 30.00 feet) an arc length of 30.57 feet; THENCE South 20°00'00" East, a distance of 224.34 feet to point; THENCE South 07°20'00" East, a distance of 204.00 feet to a point; THENCE South 00°00'00" West, a distance of 1320.52 feet to the POINT OF BEGINNING.

Containing 125.00 acres more or less.



TYPICAL LOT DETAIL

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

THE REAR YARD SETBACK BLDG. LINE "B" SHALL BE APPLIED TO THE GARDEN STRUCTURES.

NOTES:

EXISTING ZONING IS PUD, PLANNED UNIT DEVELOPMENT.

ALL PUBLIC WATER AND SEWER WILL BE IN A UTILITY EASEMENT. FIRE HYDRANTS SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. HYDRANTS SHALL BE SPACED NO MORE THAN 300 FT APART.

LOTS "A" THRU "C", "DD" AND LOTS "L","M" AND "O" ARE OPEN SPACE AND COMMON AREAS "A" THRU "C" AND "E" THRU "J" ARE PRIVATE STREETS RIGHTS OF WAY TO BE OWNED AND MAINTAINED BY A MANDATORY PROPERTY OWNERS ASSOCIATION.

THE EXACT LOCATION OF THE PLUGGED OIL WELL HAWN 15B IS NORTHING=899237.0067, EASTING=2115816.9824.

THE HAWN 15C INJECTOR WELL IS PLUGGED AND ABANDONED. NORTHING=899240.5235 , EASTING=2114584.0046

OWNER / DEVELOPER
ASHTON GROVE L.C.
105 S. JONES
NORMAN, OKLAHOMA 73069
405-447-3555 (O)
405-447-3885 (F)
281-460-5616 (M)

APPROVED BY PLANNING COMMISSION
JANUARY 13, 1998

DESIGNED BY :
SPEAR & McCALEB CO., INC.
815 W. MAIN ST.
OKLAHOMA CITY, OK. 73106
(405) 232-7715

MODIFIED BY :
RED PLAINS PROFESSIONAL, INC.
2933 S. BRYANT AVE.
EDMOND, OKLAHOMA 73013
405-341-4031

REGISTERED PROFESSIONAL ENGINEER
GREGORY J. MASSEY
18311
OKLAHOMA
08-28-13

THE TOTAL NO. OF PROPOSED PLATTED LOTS = 92

PRELIMINARY PLAT		
ASHTON GROVE (P.U.D.) NORMAN, OKLAHOMA		
RED PLAINS PROFESSIONAL, INC.		
DATE: 08-27-13	SCALE: 1" = 100'	SHEET NO. 1
DRAWN BY:		
ENGINEER:		