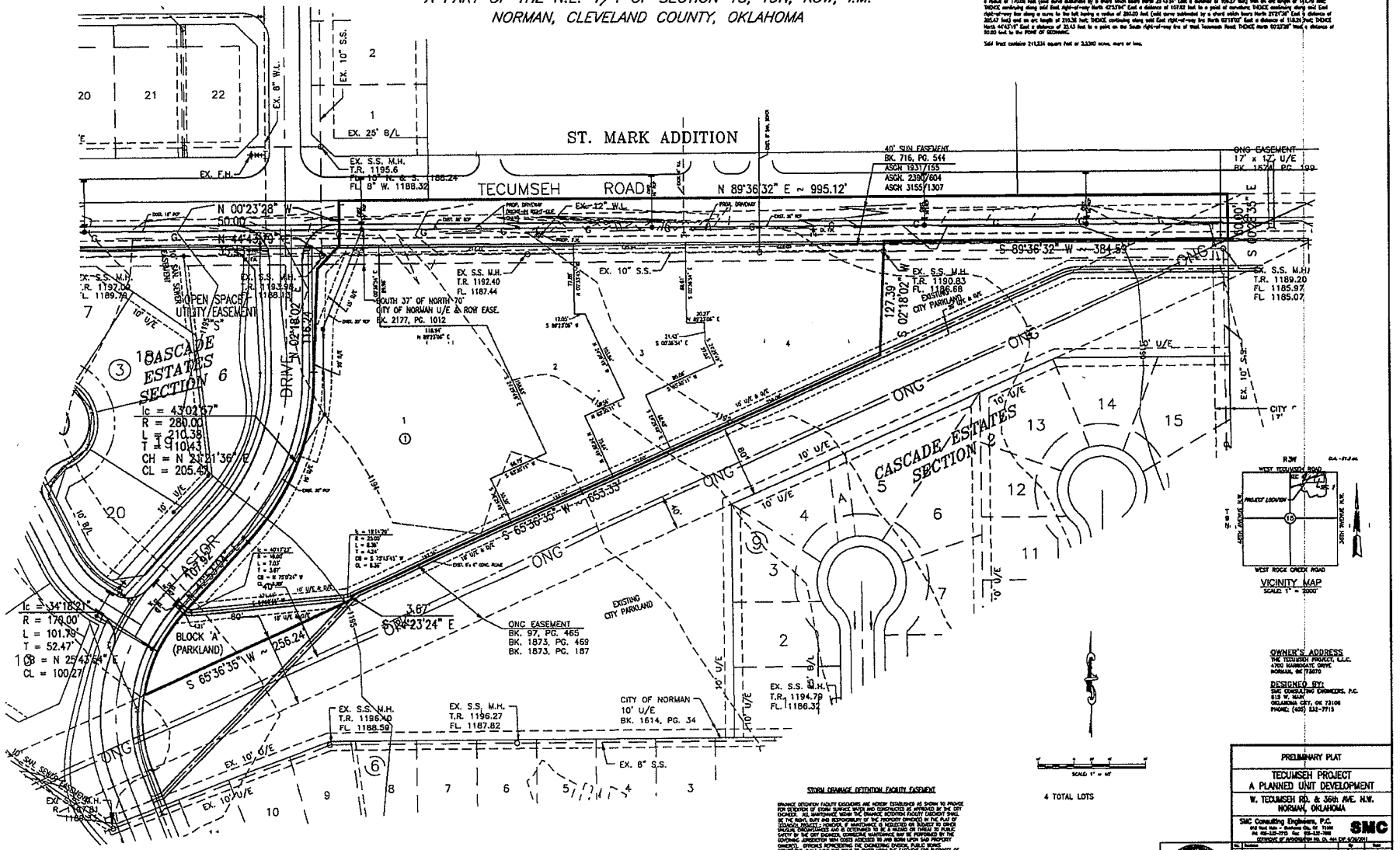
PRELIMINARY PLAT
TECUMSEH PROJECT
A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E. 1/4 OF SECTION 15, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land being a part of the N.E. 1/4, Section 15, Township 9 North, Range 3 West, I.M., Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

Commencing at the Northwest corner of the N.E. 1/4 of Said Section 15;

THENCE North 89°36'32" East along the North line of said Section 15, said line also being the centerline of West Tecumseh Road, a distance of 351.80 Feet to the Point of Beginning;

THENCE North 89°36'32" East continuing along the North line of said Section 15, a distance of 995.12 Feet to a point on said North Section line; THENCE South 00°23'28" East a distance of 50.00 Feet to a point on the South right-of-way line of West Tecumseh Road; THENCE South 89°36'32" West along said South right-of-way line of West Tecumseh Road a distance of 384.58 feet; THENCE South 02°18'02" East, a distance of 127.39 feet; THENCE South 65°36'35" West, a distance of 1653.33 feet; THENCE South 24°23'24" East a distance of 3.67 feet; THENCE South 65°36'35" West a distance of 256.24 feet to a point on the East right-of-way line of Astor Drive, said point being a point on a non-tangent curve; THENCE along said East right-of-way line along a curve to the right having a radius of 170.00 feet (said curve subtended by a chord which bears North 25°43'24" East a distance of 100.27 feet) with an arc length of 101.79 feet; THENCE continuing along said East right-of-way North 42°34'24" East a distance of 107.82 feet to a point of curvature; THENCE continuing along said East right-of-way line along a curve to the left having a radius of 280.00 feet (said curve subtended by a chord which bears North 21°21'36" East a distance of 205.45 feet) and an arc length of 210.38 feet; THENCE continuing along said East right-of-way line North 02°18'02" East a distance of 115.24 feet; THENCE North 44°41'58" East a distance of 35.43 feet to a point on the South right-of-way line of West Tecumseh Road; THENCE North 89°36'32" East a distance of 50.00 feet to the POINT OF BEGINNING.

Said tract contains 241,234 square Feet or 5.5380 acres, more or less.

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 OWNER(S) IN THE PLAT OF ELEMENTARY PROJECT ADDITION, AT MAINTENANCE AS INDICATED OR REQUIRED BY GRADE ENGINEER, DISCONTINUANCE AND AS 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 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.

4 TOTAL LOTS

VICINITY MAP
SCALE: 1" = 2000'

OWNER'S ADDRESS
THE TECUMSEH PROJECT, L.L.C.
4700 RAMBLEWOOD DRIVE
NORMAN, OK 73070

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

PRELIMINARY PLAT
TECUMSEH PROJECT
A PLANNED UNIT DEVELOPMENT
W. TECUMSEH RD. & 36th AVE. N.W.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main • Oklahoma City, OK 73106
PH: 405-232-7715 • Fax: 405-232-7995
CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 6/30/2011

SMC

No.	Revision	By	Date
1	Revised per City and Utility Comments	SMC	4-20-11
2	Revised per City and Utility Comments	SMC	5-19-11
3	Revised per City and Utility Comments	SMC	6-24-11

ORIG. 3/24/11
DRAWN BY: CDL
PROJECT NO.: 6208.09
SCALE: 1" = 40'
SHEET NO. 1

Lee L. McCaslin 13418
OKLAHOMA
REGISTERED PROFESSIONAL ENGINEER
LEE L. McCASLIN, P.E. 13418