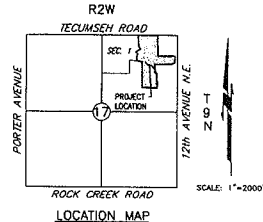


RED CANYON RANCH
SECTION 1
(BK. 22 OF PLATS, PG. 113)

P.O.C.
N.E. COR. N.E. 1/4, SEC. 17,
T. 9 N., R. 2 W.
FOUND MAG NAIL w/
"COLE" SHINER

FINAL PLAT
MONTORO RIDGE SECTION 2
A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E. 1/4, SECTION 17, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter (NE/4) of Section Seventeen (17), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter (NE/4);

- 1. THENCE South 89°53'31" West, along the North line of said Northeast Quarter (NE/4), a distance of 65.01 feet;
- 2. THENCE South 02°52'31" East, along the West Right of Way line of State Highway 77H as granted in the Warranty Deed recorded at Book 1541, Page 524, a distance of 707.57 feet to the POINT OF BEGINNING;
- 3. THENCE continuing South 02°52'31" East, along the West Right of Way line of State Highway 77H as granted in the Warranty Deed recorded at Book 1541, Page 524 and Book 1630, Page 26, a distance of 236.55 feet;
- 4. THENCE along the Northern line of the Access Easement recorded at Book 4350, Page 583, for the following three courses:
 - 1. South 89°06'53" West (South 89°07'29" West - record), a distance of 250.00 feet;
 - 2. Southwesterly on a curve to the left, having a radius of 1200.00 feet, central angle of 44°37'31", chord bearing of South 87°02'45" West (South 87°03'41" West - record), chord distance of 90.14 feet, for an arc length of 92.41 feet;
 - 3. South 44°29'04" West (South 43°00'00" West - record), a distance of 55.61 feet to a point located South 89°33'58" West (South 89°34'54" West - record) a distance of 128.31 feet from the said West Right of Way line, said point also being on the North line of HOLY ASCENSION ANTIOCHIAN ORTHODOX CHURCH, an addition to the City of Norman, according to the plat recorded at Book 22, Page 23;

- THENCE along the property line of said addition for the following 3 courses:
 - 1. South 89°54'54" West (South 89°53'58" West - record), a distance of 587.68 feet;
 - 2. South 02°52'31" East (South 02°52'31" East - record), a distance of 300.00 feet;
 - 3. North 89°54'54" East (North 89°53'58" East - record), a distance of 64.16 feet;
- THENCE South 02°52'31" East, parallel with the East line of said Northeast Quarter (NE/4), a distance of 498.83 feet;
- THENCE North 82°31'15" West (North 82°18'59" West - record) along the North line of SHADOWLAKE ADDITION, an addition to the City of Norman, according to the plat recorded at Book 17, Page 81 and SHADOWLAKE ADDITION SECTION 2, an addition to the City of Norman, according to the plat recorded at Book 18, Page 38 and SHADOWLAKE ADDITION SECTION 3, an addition to the City of Norman, according to the plat recorded at Book 19, Page 13, a distance of 523.98 feet;
- THENCE North 02°15'48" East (North 02°28'02" East - record), a distance of 843.90 feet;
- THENCE North 82°09'58" West (North 82°12'31" West - record), a distance of 156.68 feet to a point, said point being a point on the property line of the filed final plat of MONTORO RIDGE SECTION 1 (as filed in Book 24 of Plats, Page 95); THENCE along the property line of said final plat the following eight (8) courses:
 - 1. THENCE North 37°44'01" East a distance of 722.83 feet;
 - 2. THENCE North 04°42'31" East a distance of 132.21 feet;
 - 3. THENCE North 32°24'01" East a distance of 502.00 feet to a point on a non-tangent curve;
 - 4. THENCE along a curve to the right having a radius 100.00 feet (said curve subtended by a chord which bears North 44°07'12" West a distance of 48.51 feet with an arc length of 48.51 feet);
 - 5. THENCE North 30°42'25" West a distance of 483.53 feet;
 - 6. THENCE North 59°18'53" East a distance of 171.28 feet;
 - 7. THENCE North 30°42'25" West a distance of 122.23 feet;
 - 8. THENCE North 02°52'31" East a distance of 306.53 feet to a point on the North line of said NE/4;

- THENCE North 82°55'31" East along said North line a distance of 678.19 feet; THENCE South 02°52'31" East, parallel with the East line of said Northeast Quarter (NE/4), a distance of 708.14 feet; THENCE North 89°53'58" East a distance of 600.00 feet to the POINT OF BEGINNING.
- Said tract contains 1,236,000 square feet, or 28,882 acres more or less.

O/E = DRAINAGE EASEMENT
S/W/E = SIDEWALK EASEMENT
PEW/C = PEDESTRIAN EASEMENT
LWA = LIMITS OF NO ACCESS
LUE = UTILITY EASEMENT
B/L = BUILDING LINE
-1000- = ADDRESS

Date: March 31, 2012
SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106
Ph: (405) 332-7715
Oklahoma CA#484 Exp.: 8-30-2017

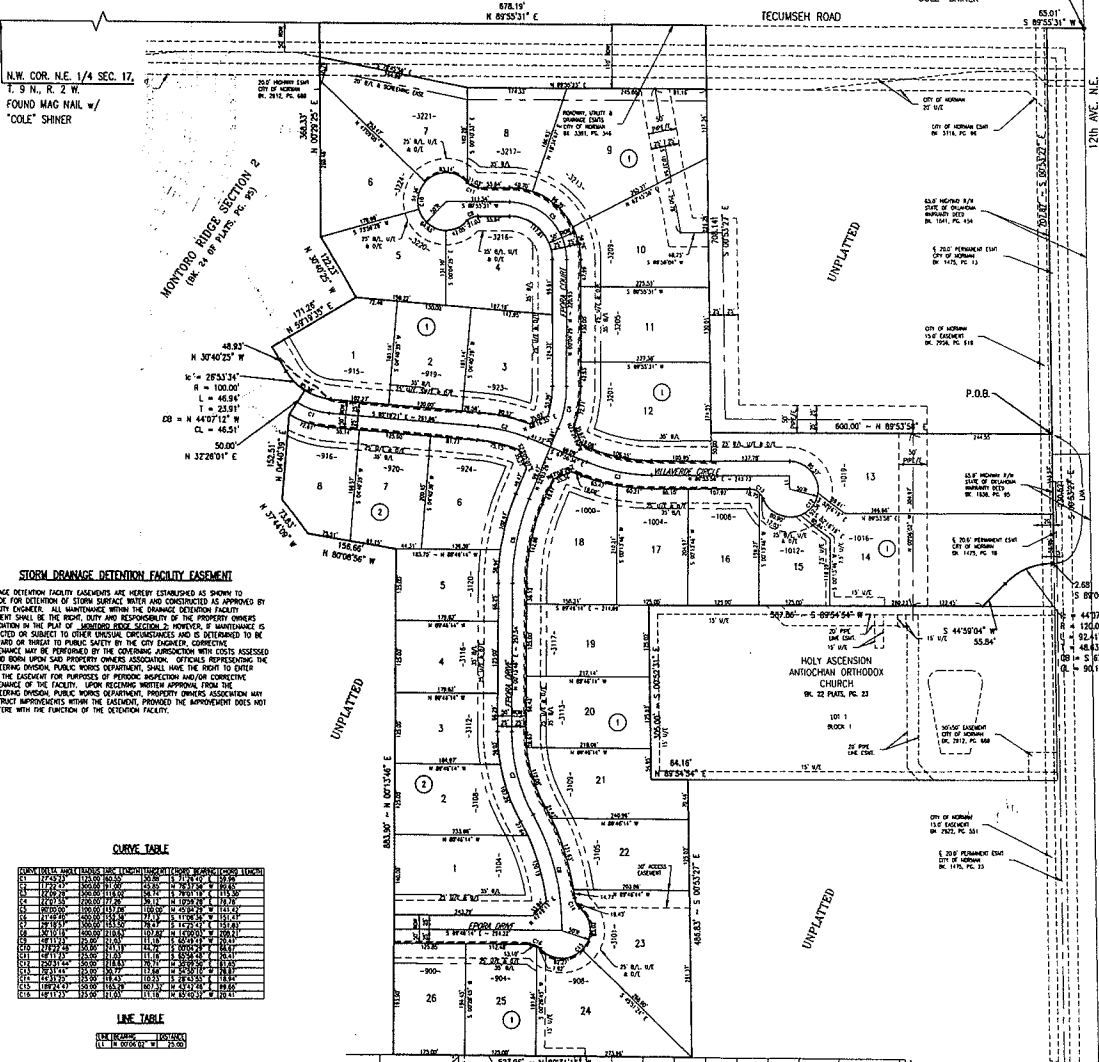
SCALE: 1" = 100'

TOTAL LOTS = 34 RESIDENTIAL LOTS

NOTE: COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY HAWKPOINT PROPERTY OWNERS ASSOCIATION.
UNLESS OTHERWISE NOTED, E3 BARS W/ TORQUEMAN C.A. 5313 CAPS WERE SET AT ALL PROPERTY CORNERS.

BENCHMARK BRASS CAP AT INTERSECTION OF VILLAMERIE DR. & MONTOLA RIDGE DR. ELEV. = 1161.75 FEET

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.



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 RESPONSIBILITY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF MONTORO RIDGE SECTION 2 HEREON IF MAINTENANCE IS NEEDED OR SUBJECT TO OTHER USUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER. CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CONVENING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE DRAINAGE DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE FACILITY FOR PURPOSES OF INSPECTION AND/OR CONDUCTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE DRAINAGE DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONDUCT MAINTENANCE WITHIN THE FACILITY, PROVIDED THE APPROVED DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC LENGTH
1+00.00	S 89°06'53" W	250.00	S 89°07'29" W	250.00
1+00.00	S 87°02'45" W	90.14	S 87°03'41" W	92.41
1+00.00	S 44°29'04" W	55.61	S 43°00'00" W	55.61
1+00.00	S 89°33'58" W	128.31	S 89°34'54" W	128.31
1+00.00	S 89°54'54" W	587.68	S 89°53'58" W	587.68
1+00.00	S 02°52'31" E	300.00	S 02°52'31" E	300.00
1+00.00	N 89°54'54" E	64.16	N 89°53'58" E	64.16
1+00.00	N 82°31'15" W	498.83	N 82°18'59" W	498.83
1+00.00	N 02°15'48" E	843.90	N 02°28'02" E	843.90
1+00.00	N 82°09'58" W	156.68	N 82°12'31" W	156.68
1+00.00	N 37°44'01" E	722.83	N 37°44'01" E	722.83
1+00.00	N 04°42'31" E	132.21	N 04°42'31" E	132.21
1+00.00	N 32°24'01" E	502.00	N 32°24'01" E	502.00
1+00.00	N 44°07'12" W	48.51	N 44°07'12" W	48.51
1+00.00	N 30°42'25" W	483.53	N 30°42'25" W	483.53
1+00.00	N 59°18'53" E	171.28	N 59°18'53" E	171.28
1+00.00	N 30°42'25" W	122.23	N 30°42'25" W	122.23
1+00.00	N 02°52'31" E	306.53	N 02°52'31" E	306.53
1+00.00	N 82°55'31" E	678.19	N 82°55'31" E	678.19
1+00.00	S 02°52'31" E	708.14	S 02°52'31" E	708.14
1+00.00	N 89°53'58" E	600.00	N 89°53'58" E	600.00

LINE TABLE

STATION	BEARING	DISTANCE
1+00.00	S 89°06'53" W	250.00
1+00.00	S 87°02'45" W	90.14
1+00.00	S 44°29'04" W	55.61
1+00.00	S 89°33'58" W	128.31
1+00.00	S 89°54'54" W	587.68
1+00.00	S 02°52'31" E	300.00
1+00.00	N 89°54'54" E	64.16
1+00.00	N 82°31'15" W	498.83
1+00.00	N 02°15'48" E	843.90
1+00.00	N 82°09'58" W	156.68
1+00.00	N 37°44'01" E	722.83
1+00.00	N 04°42'31" E	132.21
1+00.00	N 32°24'01" E	502.00
1+00.00	N 44°07'12" W	48.51
1+00.00	N 30°42'25" W	483.53
1+00.00	N 59°18'53" E	171.28
1+00.00	N 30°42'25" W	122.23
1+00.00	N 02°52'31" E	306.53
1+00.00	N 82°55'31" E	678.19
1+00.00	S 02°52'31" E	708.14
1+00.00	N 89°53'58" E	600.00

