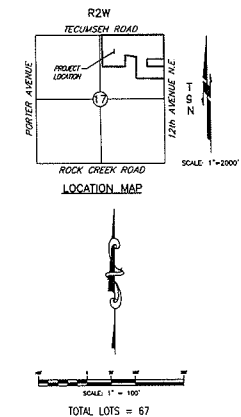
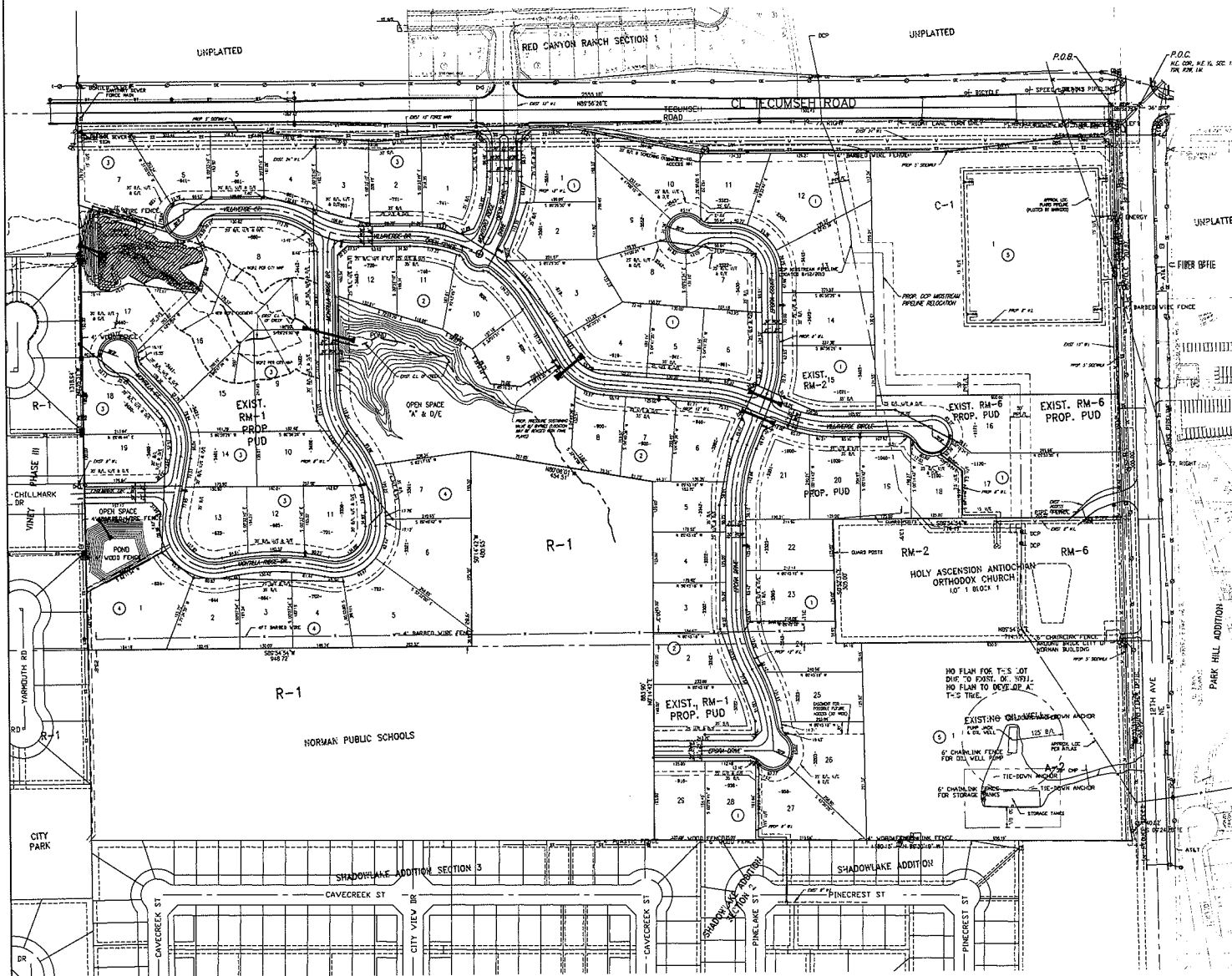


PRELIMINARY PLAT
MONTORO RIDGE

A PART OF THE N.E. 1/4, SECTION 17, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



- NOTES:
1. FIRE HYDRANTS WILL BE LOCATED AND INSULATED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENTLY APPLICABLE LEGAL AND REGULATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN
 3. PAVED SIDEWALK SHALL BE 2' WIDE AND SHALL HAVE 5' SIDE WALK STREET RIGHT-OF-WAY. PAVED SIDEWALK SHALL BE 5'-0" WIDE
 4. REFER TO DRAWING REPEAL FOR DETAILED DATA
 5. ALL PROPOSED MATERIALS ARE AS-MUCH EXISTING AS NOTED (SUBJECT TO PHOTOS)
 6. ALL GRADES AND ELEVATIONS WITHIN STREET RIGHTS-OF-WAY AND ALL CROWN GRADES WITHIN THE DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNER, AGENTS OF MAINTENANCE ONLY
 7. EXISTING PAVE TO BE FILL IN
 8. ALL SEWERAGE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS
 9. SITE PLAN COORDINATES OF THE EXISTING OR WELL IS AS FOLLOWS:
N = 237670 6500
E = 714022 4884
- FOR COMPLETE FINANCIAL CALCULATIONS SEE FINANCIAL REPORT. ALL SEWER SERVICE POINTS SHOWN ARE APPROXIMATE

(MCP2) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR
DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR
OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN
ACCORDANCE WITH 15-1514(C) OF THE NORMAN CITY CODE.

NOTE: THE MAP IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY
BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE
AND USE OF THESE AREAS.

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:

COMBINING of the Northeast corner of said Northeast Quarter (NE/4):

THENCE South 07°25'25" West, along the North line of said Northwest Quarter (NE) 1/4, a distance of 55.01 feet to the POINT OF BEGINNING;

THENCE South 07°25'30" East, a distance of 70.87 feet, THENCE South 07°25'31" East, a distance of 305.00 feet, THENCE South 07°54'54" West, a distance of 71.17 feet, THENCE South 07°25'31" East, a distance of 305.00 feet, THENCE North 82°54'54" East, a distance of 71.17 feet, THENCE South 07°25'31" East, a distance of 483.18 feet, THENCE South 07°42'08" East, a distance of 40.82 feet, THENCE North 88°15'15" West, a distance of 118.15 feet, THENCE North 88°14'12" East, a distance of 48.19 feet, THENCE North 88°17'01" West, a distance of 454.51 feet, THENCE South 07°14'44" West, a distance of 400.55 feet, THENCE South 85°54'54" West, a distance of 54.72 feet, THENCE North 85°14'54" West, a distance of 118.04 feet to the Northwest corner of said NE 1/4, THENCE North 88°25'25" East, following the North line of said NE 1/4, a distance of 118.04 feet to the POINT OF BEGINNING.

Soil test contains 1.52% (51) square feet, or 82.87 acres, more or less.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DAMAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSIDERED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DAMAGE DETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE RESIDENTS OF THE PROPERTY (OWNER) IN THE PLANT OF MAINTAINED BUSHES. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY, THE CITY ENGINEER, CONSIDERING MAINTENANCE MAY BE PERFORMED AT THE EXPENSE OF MAINTAINING WITH COSTS ASSESSED TO AND BORN UPON THE 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 TO TAKE ANY NECESSARY ACTION TO MAINTAIN OR IMPROVE THE FACILITY. THE CITY ENGINEER, CONSIDERING MAINTENANCE MAY BE PERFORMED AT THE EXPENSE OF MAINTAINING WITH COSTS ASSESSED TO AND BORN UPON THE PROPERTY OWNERS. ANY CONSTRUCTION IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION

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OWNER/DEVELOPER
LANDMARK LAND COMPANY,
1400 N. PORTER AVE.

PREPARED BY:
S&C Consulting Engineers, P.C.
815 W. Main St.
Oklahoma City, Oklahoma 73105
PH: (405) 232-7715



**MONTORO RIDGE
A PLANNED UNIT DEVELOPMENT**


SMC
 Consulting Engineers, P.C.
 813 West Main - Oklahoma City, OK 73106
 Tel: 405-232-7175 Fax: 405-232-7966
 TELEPHONE OFFICE IS ADDITIONAL NO. 144 (NO. 143)

NO.	Revision	DATE
1		12/22/83
2		12/22/83
3		12/22/83
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PRELIMINARY PLAT

2613 NO
6