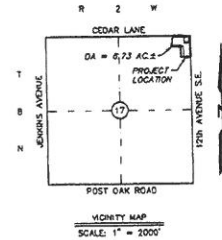


PRELIMINARY PLAT EAGLE CLIFF ADDITION SECTION 15

A PART OF THE N.W. 1/4, SECTION 7, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. EXISTING ZONING IS C-2. PROPOSED ZONING IS R-1.
4. ALL PROPOSED SIDEWALKS SHALL BE 6'-0" WIDE EXCEPT AS NOTED.
5. ALL PROPOSED INTERSECTIONS ARE 6'-0" WIDE EXCEPT AS NOTED.
6. FOR COMPLETE DRAINAGE CALCULATIONS, SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP.
7. EXISTING POND TO BE FILLED IN.
8. COMMON AREAS TO BE MAINTAINED BY MANHOLES PROPERTY OWNER'S ASSOCIATION.
9. STREET IMPROVEMENTS FOR CEDAR LANE ROAD AND 12TH AVE. S.E. HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OF NORMAN.

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 LIABILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF EAGLE CLIFF ADDITION SECTION 15. HOWEVER, IF MAINTENANCE IS REQUIRED OR SUBJECT TO OTHER UNLAWFUL CIRCUMSTANCES AND IS 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 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.

3.34 ACRES
19 LOTS
3.45 LOTS / ACRE
COMMON AREAS A & C = 1.04 ACRES

TOM L. MCALLEN, P.E. NO. 13418



LEGAL DESCRIPTION

Being a part of the Northeast Quarter (N.E. 1/4), Section Seven (7), T8N, R2W, I.M., Norman, Cleveland County, Oklahoma and being more particularly described as follows:

COMMENCING at the Northwest corner of said N.E. 1/4; THENCE South 02°06'14" East along the East line of said N.E. 1/4 a distance of 404.82 feet to the POINT OF BEGINNING;

THENCE continuing South 02°06'14" East along said East line a distance of 305.38 feet to a point, said point being a point on the property line of the West first plat of Eagle Cliff Addition Section 15 (as filed in Book 20 of Plats, Page 146); THENCE along the property line of said first plat the following 3 courses:

1. THENCE South 89°02'00" West a distance of 252.85 feet;
2. THENCE North 02°06'14" East a distance of 404.82 feet;
3. THENCE South 89°02'00" West a distance of 252.85 feet to a point on a non-tangent curve, said point being on the East property line of the West first plat of Eagle Cliff Addition Section 15 (as filed in Book 20 of Plats, Page 146); said point also being a point on the East right-of-way line of Eagle Cliff Addition Section 15.

THENCE along said East property line and said East right-of-way line the following 4 courses:

1. THENCE along a curve to the left having a radius of 472.65 feet (said curve subtended by a chord which bears North 1°02'00" East a distance of 221.84 feet) with an arc length of 234.17 feet;
2. THENCE North 02°06'14" East a distance of 305.38 feet;
3. THENCE North 02°06'14" East a distance of 305.38 feet;
4. THENCE North 02°06'14" East a distance of 305.38 feet to a point on the North line of said N.E. 1/4.

THENCE South 89°02'00" East along said North line a distance of 404.82 feet to the Northwest property corner of the West first plat of Eagle Cliff Addition Section 14 (as filed in Book 21 of Plats, Page 157); THENCE along the property line of said first plat the following 2 courses:

1. THENCE South 02°06'14" West a distance of 240.00 feet;
2. THENCE North 89°02'00" West a distance of 230.00 feet to the POINT OF BEGINNING.

Said tract contains 319.594 square feet or 7.34 acres, more or less.

Plat #1: Map in Book 20 of Plats, Page 146, corner of Eagle Cliff Addition Section 15, (1/2 Sec. 7, T8N, R2W, I.M.)

OWNER'S ADDRESS
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