

A PART OF THE S.E. 1/4, SECTION 17, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

7.89 ACRES
36 LOTS
4.56 LOTS PER ACRE

2. CRISTING ZONING IS A-1.
3. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
4. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
5. ALL PUBLIC UTILITIES WILL BE IN DESIGNATED EASEMENTS.
6. ALL SANITARY SEWER LINES TO BE 18" DIA. UNLESS NOTED OTHERWISE.
7. ALL WATER LINES TO BE 18" DIA. UNLESS NOTED OTHERWISE.
8. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
9. FRONT YARD BUILDING LINE SETBACKS ARE 25'. SIDE YARD BUILDING LINE SETBACKS ARE 15'.
10. ALL TRAILS AND/OR MEDIAN BETWEEN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS SUBDIVISION WILL BE MAINTAINED BY A UNIFORMITY PROPERTY OWNERS ASSOCIATION.
11. ALL SIGNALS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.

A tract of land lying in the Southeast Quarter (S.E./4) of Section Seventeen (17), Township Eight North (18N), Range Two West (R2W) of the Indian Meridian, Nowman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said S.E. 1/4, THENCE South 00°05'57" West along the East line of said S.E. 1/4 a distance of 1760.00 feet to the POINT OF BEGINNING, said point being the Southeast corner of the said Tract and at CHWELISTINE WEST SECTION 1 was laid as Book 21 of Deeds from 1877.

THENCE continuing South 02°02'37" West along and east line a distance of 290.38 feet, THENCE North 89°57'10" West a distance of 74.31 feet, THENCE North 45°25'12" West a distance of 244.28 feet, THENCE North 02°10'40" East a distance of 418.26 feet to a point on the South line of the east final plat of LARGE CLIFF SOUTH ADDITION SECTION 2, T4S, R1E, S1W, of Bush 20 of Plate 134; THENCE along the boundary of said east final plat the following: three (3) acres;

- 1) South 89°57'10" East o distance of 120.00 feet;
- 2) South 00°02'50" West o distance of 25.00 feet;
- 3) South 89°57'10" East o distance of 170.21 feet to a point on the West line of the tract.

THENCE along the boundary of said final plat the following two (2) courses:

2) South 89°59'03" East a distance of 660.00 feet to the POINT OF BEGINNING

[illegible]

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EAGLE CLIFF SOUTH ADDITION
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NORMAN, OKLAHOMA

 SMC Consulting Engineers, P.C. 10000 Wilshire Blvd., Suite 1000 Los Angeles, CA 90024-3209 Tel. 310-271-7575 Fax 310-271-7589 E-Mail: smc@smc-engineers.com	Date: _____ Title: _____ Signature: _____ Printed Name: _____ Title: _____ Date: _____
	PROJECT NO.: 6303.00 DATE: 7/26/19 SCALE: 1" = 40' DRAWN BY: JRM ENGINEER: Christopher S. Jaraman P.E. - 00466018 (08/08)
Preliminary Plot	
SHEET NO. _____ 1	