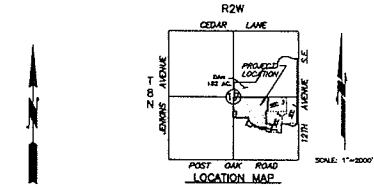


# PRELIMINARY PLAT EAGLE CLIFF SOUTH ADDITION

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



- NOTES:
1. EXISTING ZONING IS R-1 FOR PROPOSED DEVELOPMENT. ZONING IS R-2 FOR THE AREA NOT SHOWN TO BE DEVELOPED.
  2. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
  3. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
  4. ALL PUBLIC UTILITIES SHALL BE IN DESIGNATED EASEMENTS.
  5. ALL SANITARY SEWER LINES TO BE 18" DIA. UNLESS NOTED OTHERWISE.
  6. ALL WATER LINES TO BE 18" DIA. UNLESS NOTED OTHERWISE.
  7. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
  8. FRONT YARD BUILDING LINE SETBACKS ARE 25'. SIDE YARD BUILDING LINE SETBACKS ARE 15'.
  9. ALL FENCED AND/OR HEAVILY TREED RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF EAGLE CLIFF SOUTH ADDITION.
  10. ALL RECORDS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.

## LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter (S.E. 1/4) of Section Seventeen (17), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said S.E. 1/4; THENCE North 89°27'10" East along the north line of said S.E. 1/4 a distance of 120.11 feet to the POINT OF BEGINNING; said point being the Northeast corner of the West half of said S.E. 1/4; THENCE South 07°02'30" West a distance of 385.00 feet;

THENCE along the property line of said tract past the following a course:

- 1) THENCE South 07°02'30" West a distance of 150.00 feet;
- 2) THENCE North 89°27'10" East a distance of 11.28 feet;
- 3) THENCE South 07°02'30" West a distance of 385.00 feet;
- 4) THENCE South 89°27'10" East a distance of 63.00 feet;
- 5) THENCE North 89°27'10" East a distance of 18.14 feet; THENCE South 07°02'30" West a distance of 343.00 feet; THENCE South 89°27'10" East a distance of 170.00 feet; THENCE South 07°02'30" West a distance of 17.83 feet; THENCE around a curve to the right having a radius of 300.00 feet (said curve subtended by a chord which bears South 07°04'40" East, a distance of 27.44 feet) and an arc length of 27.44 feet; THENCE South 89°27'10" East a distance of 74.00 feet; THENCE South 07°02'30" West a distance of 100.00 feet; THENCE North 89°27'10" East a distance of 45.63 feet; THENCE around a curve to the right having a radius of 150.00 feet (said curve subtended by a chord which bears North 89°27'10" East, a distance of 2.11 feet) and an arc length of 2.11 feet; THENCE South 07°02'30" West a distance of 170.00 feet; THENCE North 89°27'10" East a distance of 140.00 feet; THENCE North 42°11'47" East a distance of 177.85 feet; THENCE North 89°27'10" East a distance of 180.00 feet;
- 6) THENCE North 42°09'17" East a distance of 12.00 feet; THENCE North 89°27'10" East a distance of 6.10 feet; THENCE around a curve to the left having a radius of 30.00 feet (said curve subtended by a chord which bears South 79°24'32" West, a distance of 131.18 feet) and an arc length of 134.18 feet; THENCE South 89°27'10" East a distance of 31.00 feet; THENCE North 89°27'10" East a distance of 37.50 feet; THENCE around a curve to the left having a radius of 30.00 feet (said curve subtended by a chord which bears North 14°42'57" East, a distance of 18.00 feet) and an arc length of 18.00 feet; THENCE North 89°27'10" East a distance of 30.00 feet; THENCE North 07°11'37" West a distance of 100.00 feet; THENCE North 89°27'10" East a distance of 240.00 feet; THENCE North 07°11'37" West a distance of 270.00 feet to a point, said point being the Northeast corner of said S.E. 1/4; said point also being the Southeast corner of the West half of said S.E. 1/4; THENCE North 89°27'10" East along the north line of said S.E. 1/4 a distance of 130.11 feet to the POINT OF BEGINNING.

Said tract contains 1,508.456 square feet or 35.800 acres, more or less.

**35.800 ACRES  
128 LOTS  
3.58 LOTS PER ACRE**

## STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATERS AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE, REPAIRS AND IMPROVEMENTS TO THE FACILITY EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS. THE EASEMENT IS GRANTED TO THE CITY ENGINEER AND IS INTENDED TO BE MAINTAINED BY THE CITY ENGINEER. THE EASEMENT IS GRANTED TO THE CITY ENGINEER AND IS INTENDED TO BE MAINTAINED BY THE CITY ENGINEER. THE EASEMENT IS GRANTED TO THE CITY ENGINEER AND IS INTENDED TO BE MAINTAINED BY THE CITY ENGINEER.

OWNER/DEVELOPER:  
EAGLE CLIFF LIMITED PARTNERSHIP  
1320 S. PORTER  
NORMAN, OK 73071  
PHONE: (405) 294-1130

DESIGNED BY:  
SMC Consulting Engineers, P.C.  
4115 N. MAIN  
OKLAHOMA CITY, OK 73106  
PHONE: (405) 326-7710



EAGLE CLIFF SOUTH ADDITION  
12th AVE. S.E. & CEDAR LANE RD.  
NORMAN, OKLAHOMA

PROJECT NO. 1000  
SCALE: 1" = 100'  
DATE: 10/1/18  
DRAWN BY: J. L. BOWEN  
CHECKED BY: J. L. BOWEN  
APPROVED BY: J. L. BOWEN

PRELIMINARY PLAT