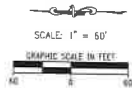


LINE TABLE			
LINE #	LENGTH	DIRECTION	
01	12.00'	S89°17'34"E	
02	14.00'	S89°17'34"E	
03	12.00'	S89°17'34"E	
04	10.00'	S89°17'34"E	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
01	14.00'	100.00'	100°00'00"	S89°17'34"E

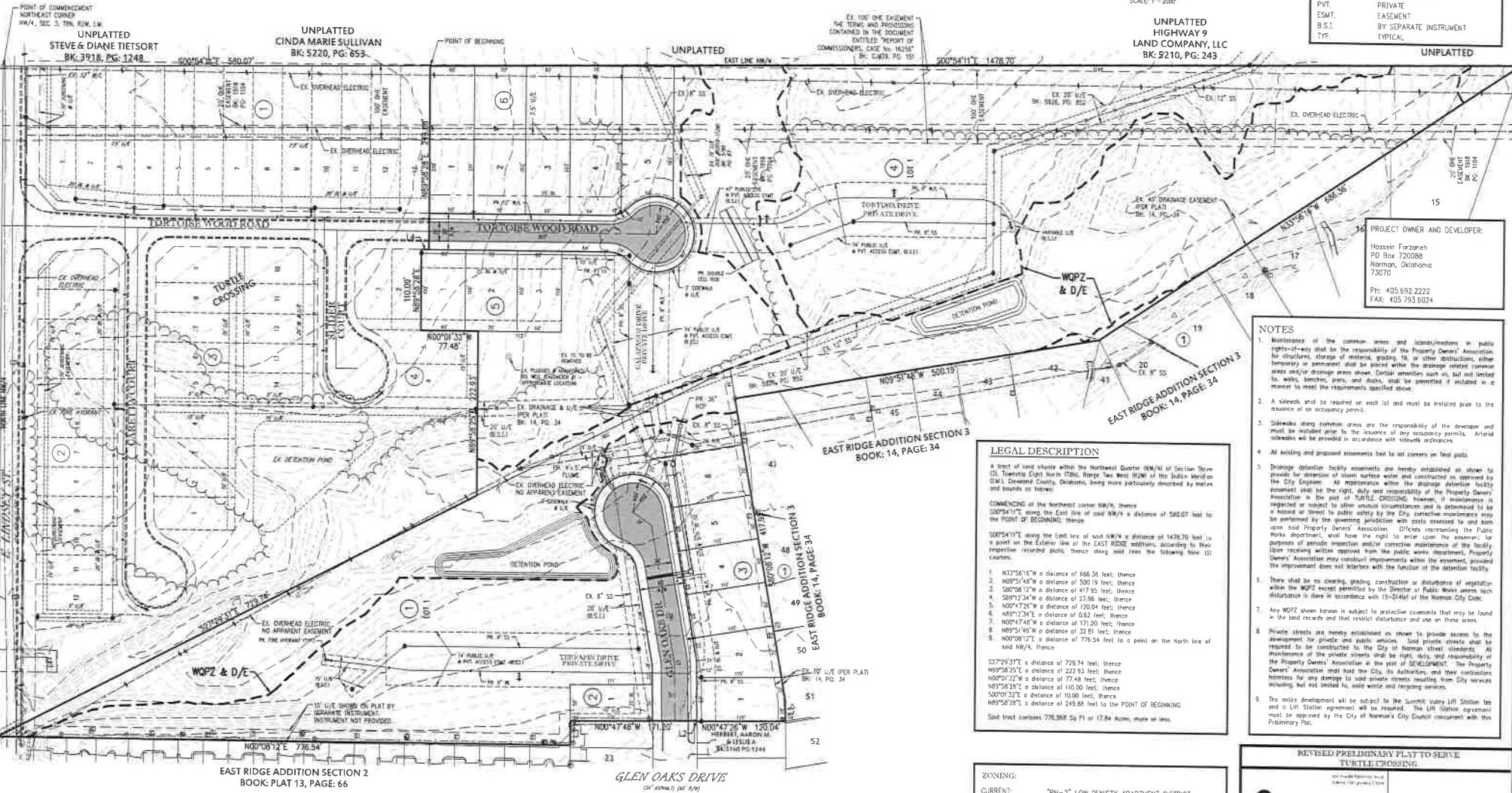


REVISED PRELIMINARY PLAT
OF
TURTLE CROSSING
A Part of the NW/4 of Section 3, T8N, R2W, I.M.
Norman, Cleveland County, Oklahoma



LOT COUNT:	
SINGLE-FAMILY RESIDENTIAL	1 LOT
MULTI-FAMILY RESIDENTIAL	16 LOTS
RESIDENTIAL TOTAL	17.84 ACRES

LEGEND	
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
PVT.	PRIVATE
ESMT.	EASEMENT
B.S.I.	BY SEPARATE INSTRUMENT
TYP.	TYPICAL



- NOTES**
- Maintenance of the common areas and easements in public right-of-way shall be the responsibility of the Property Owners' Association. No structures, storage of material, grading, or other obstructions, either temporary or permanent, shall be placed within the drainage related easements and/or drainage areas shown. Certain structures such as, but not limited to, walls, fences, posts, and signs, shall be permitted if located in a manner to meet the requirements specified above.
 - A sidewalk and be required on each lot and must be installed prior to the issuance of an occupancy permit.
 - Sidewalks along common areas are the responsibility of the developer and must be installed prior to the issuance of any occupancy permits. Aerial easements will be provided in accordance with sidewalk easements.
 - All existing and proposed easements shall be set corners on final plat.
 - 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 easements within the drainage detention facility easements shall be the right, duty and responsibility of the Property Owners' Association in the past of TURTLE CROSSING. However, if easements are requested or needed to the public utility by the City, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said Property Owners' Association. Officials representing the Public Works Department, shall have the right to enter upon the easement, for purposes of periodic inspection and/or corrective maintenance of the facility upon receiving written approval from the public works department. Property Owners' Association may construct improvements within the easement, provided the improvement does not interfere with the function of the detention facility.
 - There shall be no clearing, grading, construction or disturbance of vegetation within the WQPF easement permitted by the Director of Public Works unless such disturbance is done in accordance with 15-55(a) of the Norman City Code.
 - Any WQPF shown herein is subject to protective easements that may be found in the land records and that restrict disturbance and use on these areas.
 - Private streets are hereby established as shown to provide access to the development for private and public vehicles. Said private streets shall be required to be constructed to the City of Norman street standards. All easements of the private streets shall be right, duty, and responsibility of the Property Owners' Association in the past of DEVELOPMENT. The Property Owners' Association shall have the City, Oklahoma, and their members' members for any damage to said private streets resulting from City services including, but not limited to, waste waste and recycling services.
 - The entire development will be subject to the Summit Valley Lift Station fee and a Lift Station agreement will be required. The Lift Station agreement must be approved by the City of Norman City Council consistent with the Preliminary Plat.

LEGAL DESCRIPTION

A tract of land situated within the Northwest Quarter (NW/4) of Section Three (3), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.) Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner NW/4, thence S00°54'11"E along the East line of said NW/4 a distance of 580.07 feet to the POINT OF BEGINNING, thence

S00°54'11"E along the East line of said NW/4 a distance of 1478.70 feet to a point on the Eastern line of the EAST RIDGE addition, according to their respective recorded plats, thence along said line the following line (S) courses:

- N33°56'16"W a distance of 666.56 feet, thence
- N09°51'48"W a distance of 500.19 feet, thence
- S00°08'12"W a distance of 417.95 feet, thence
- S09°12'34"W a distance of 23.86 feet, thence
- N00°47'25"W a distance of 120.04 feet, thence
- N81°12'34"E a distance of 0.62 feet, thence
- N00°47'48"W a distance of 170.20 feet, thence
- N89°51'45"W a distance of 32.81 feet, thence
- N00°08'12"E a distance of 776.54 feet to a point on the North line of said NW/4, thence

S27°29'37"E a distance of 729.74 feet, thence
 N09°58'28"E a distance of 222.93 feet, thence
 N00°01'32"W a distance of 77.48 feet, thence
 N09°58'28"E a distance of 110.00 feet, thence
 S00°12'32"E a distance of 10.00 feet, thence
 N09°58'28"E a distance of 243.88 feet to the POINT OF BEGINNING.

Said tract contains 776.54 Sq Ft or 17.84 Acres, more or less.

ZONING:

CURRENT: "RM-2" LOW DENSITY APARTMENT DISTRICT
 "RM-6" MEDIUM DENSITY APARTMENT DISTRICT

REVISED PRELIMINARY PLAT TO SERVE
TURTLE CROSSING

ALL Public Records Book
(Dates: 10/1/2021) 1/20

Crafton Tull
 ENGINEERS & ARCHITECTS
 400 N. LINCOLN ST., SUITE 100
 NORMAN, OKLAHOMA 73069
 TEL: 405.692.2222
 FAX: 405.793.5024

SHEET NO: 1 of 1
 DATE: 02/26/2021
 PROJECT NO: 216022-00