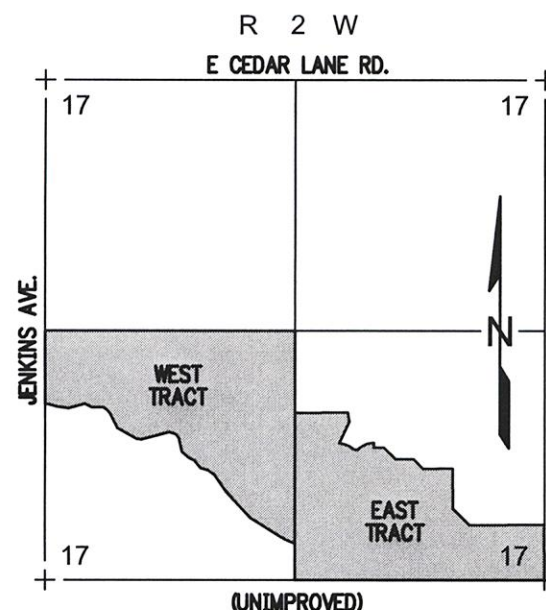


PRELIMINARY PLAT
OF
**EAGLE CLIFF
WEST**
A PART OF THE S/2 OF SECTION 17,
T8N, R2W, I.M.
NORMAN, CLEVELAND
COUNTY, OKLAHOMA



SCALE: 1" = 100'
GRAPHIC SCALE IN FEET
100 0 100

SCALE: 1" = 2000'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	156.32'	N68° 10' 51"W
L2	83.01'	N53° 08' 54"W
L3	85.28'	N72° 40' 39"W
L4	59.75'	N66° 42' 17"W
L5	46.65'	N42° 11' 33"W
L6	71.95'	N73° 35' 29"W
L7	46.41'	N43° 35' 18"W
L8	45.24'	N57° 20' 59"W
L9	82.54'	N63° 38' 43"W
L10	97.21'	N73° 56' 42"W
L11	24.31'	S89° 39' 26"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	30.85'	100.00'	017°40'30"	N80° 52' 21"E	30.73'
C2	31.59'	100.00'	018°06'03"	N81° 05' 07"E	31.46'
C3	90.03'	100.00'	051°34'59"	N64° 20' 39"E	87.02'
C4	67.05'	100.00'	038°25'01"	S70° 39' 21"E	65.80'
C5	157.32'	100.00'	090°08'09"	N45° 04' 05"E	141.59'
C6	96.46'	100.00'	055°16'07"	S27° 38' 03"E	92.77'
C7	226.81'	1000.00'	012°59'42"	S61° 45' 58"E	226.32'
C8	24.82'	200.00'	007°06'35"	S31° 10' 36"W	24.80'
C9	191.59'	150.00'	073°11'01"	N75° 08' 40"E	178.83'
C10	67.05'	100.00'	038°25'01"	N19° 20' 39"E	65.80'
C11	119.81'	100.00'	068°38'53"	S17° 07' 24"E	112.77'
C12	119.81'	100.00'	068°38'53"	S17° 07' 24"E	112.77'
C13	135.59'	200.00'	038°50'34"	S70° 52' 07"E	133.01'

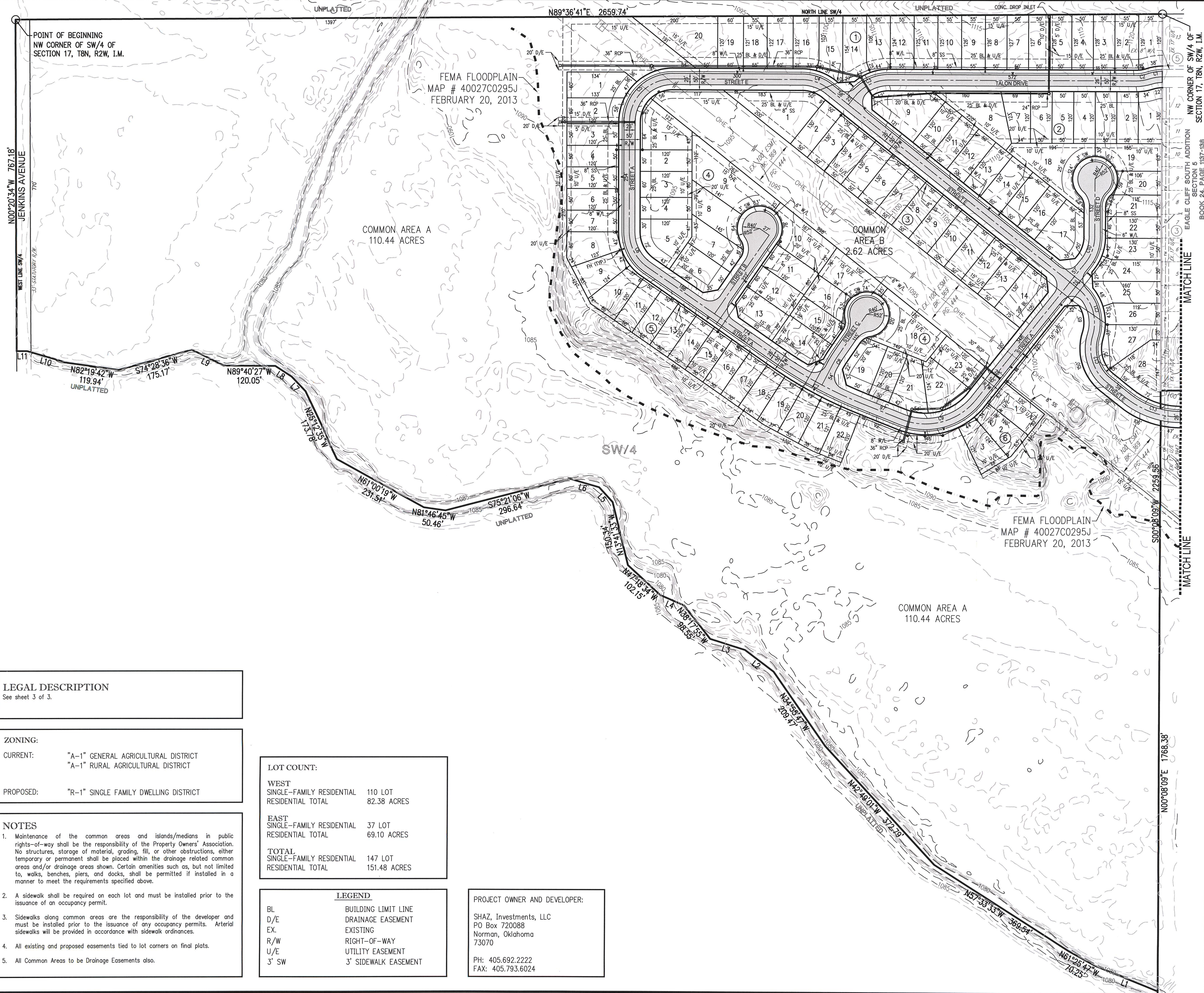
PRELIMINARY PLAT
EAGLE CLIFF WEST



Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276
www.craftontull.com

SHEET NO.: 1 of 3
DATE: 04/30/21
PROJECT NO.: 21605200

CERTIFICATE OF AUTHORIZATION:
C.A. 973 (P.O.) EXPIRES 6/30/2022



LEGAL DESCRIPTION

See sheet 3 of 3.

ZONING:

CURRENT: "A-1" GENERAL AGRICULTURAL DISTRICT
"A-1" RURAL AGRICULTURAL DISTRICT

PROPOSED: "R-1" SINGLE FAMILY DWELLING DISTRICT

NOTES

- Maintenance of the common areas and islands/medians in public rights-of-way shall be the responsibility of the Property Owners' Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- A sidewalk shall 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. Arterial sidewalks will be provided in accordance with sidewalk ordinances.
- All existing and proposed easements tied to lot corners on final plats.
- All Common Areas to be Drainage Easements also.

LOT COUNT:

WEST
SINGLE-FAMILY RESIDENTIAL 110 LOT
RESIDENTIAL TOTAL 82.38 ACRES

EAST
SINGLE-FAMILY RESIDENTIAL 37 LOT
RESIDENTIAL TOTAL 69.10 ACRES

TOTAL
SINGLE-FAMILY RESIDENTIAL 147 LOT
RESIDENTIAL TOTAL 151.48 ACRES

LEGEND

BL BUILDING LIMIT LINE
D/E DRAINAGE EASEMENT
EX. EXISTING
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT
3' SW 3' SIDEWALK EASEMENT

PROJECT OWNER AND DEVELOPER:

SHAZ, Investments, LLC
PO Box 720088
Norman, Oklahoma
73070

PH: 405.692.2222
FAX: 405.793.6024

PROJECT OWNER AND DEVELOPER:

SHAZ Investments, LLC
PO Box 720088
Norman, Oklahoma
73070

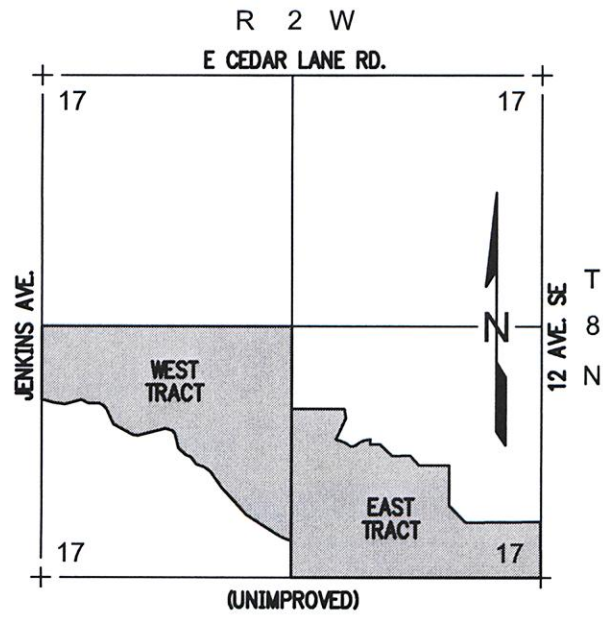
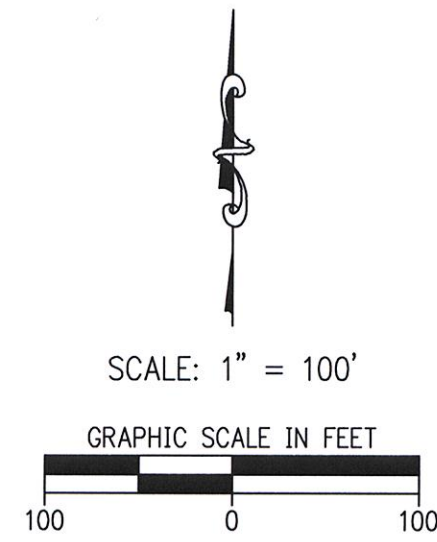
PH: 405.692.2222
FAX: 405.793.6024

LEGEND

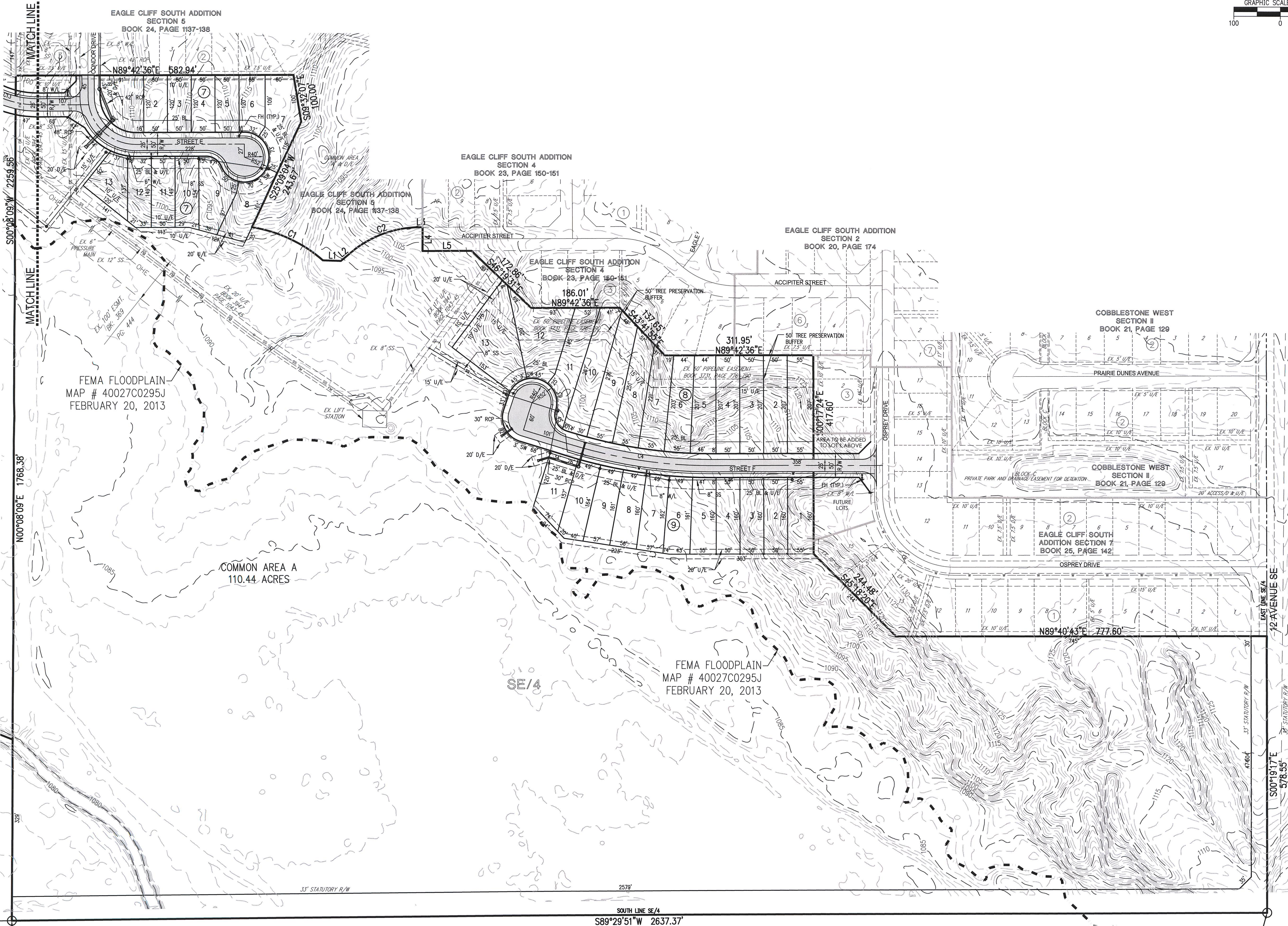
BL BUILDING LIMIT LINE
D/E DRAINAGE EASEMENT
EX. EXISTING
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT
3' SW 3' SIDEWALK EASEMENT

PRELIMINARY PLAT
OF
EAGLE CLIFF
WEST

A PART OF THE S/2 OF SECTION 17, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	37.50'	S88° 08' 21\"E
L2	31.00'	N50° 26' 45\"E
L3	6.10'	N89° 42' 36\"E
L5	103.03'	N89° 42' 36\"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	166.94'	300.00'	031°52'58\"	S65° 03' 11\"E	164.79'
C2	154.19'	225.00'	039°15'51\"	N70° 04' 41\"E	151.19'
C3	157.08'	100.00'	090°00'00\"	N45° 17' 24\"W	141.42'
C4	303.72'	1000.00'	017°24'08\"	S81° 35' 20\"E	302.56'

NOTES

See sheet 1 of 3.

LEGAL DESCRIPTION

See sheet 3 of 3.

PRELIMINARY PLAT
EAGLE CLIFF WEST

300 Pointe Parkway Blvd.
Tulsa, Oklahoma 74309



SHEET NO.: 2 of 3
DATE: 04/30/21
PROJECT NO.: 21605200

CERTIFICATE OF AUTHORIZATION
L.S. 170 (PLS) 00000 4/30/2021

APR 28 2021

PROJECT OWNER AND DEVELOPER:

SHAZ Investments, LLC
PO Box 720088
Norman, Oklahoma
73070

PH: 405.692.2222
FAX: 405.793.6024

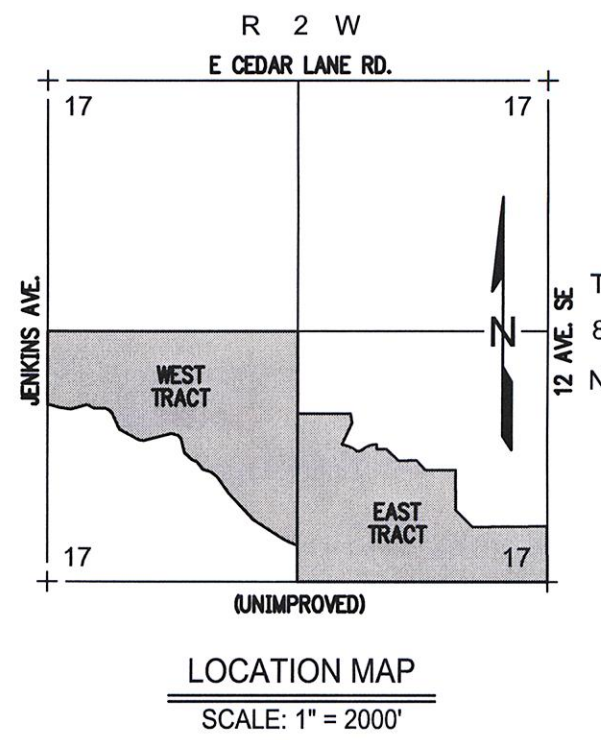
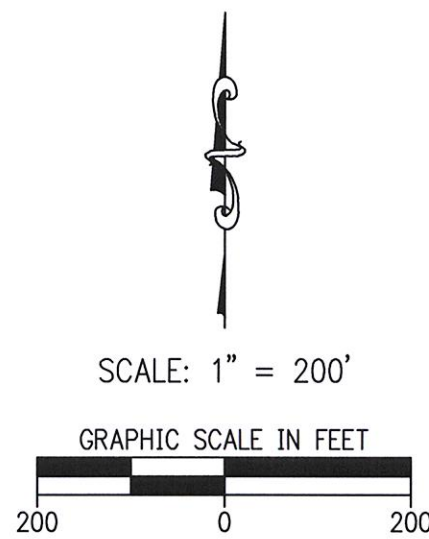
LEGEND

BL BUILDING LIMIT LINE
D/E DRAINAGE EASEMENT
EX. EXISTING
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT

COMMON AREA A
COMMON AREA B

PRELIMINARY PLAT
OF
EAGLE CLIFF
WEST

A PART OF THE S/2 OF SECTION 17, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTES

See sheet 1 of 3.

LEGAL DESCRIPTION

A tract of land situate within of the South Half (S/2) of Section Seventeen (17), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.) in Cleveland County, Oklahoma, more particularly described as follows:

West Portion

A tract of land situate within a portion of the Southwest Quarter (SW/4) of Section Seventeen (17), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.) in Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at the Northwest corner of said SW/4; thence

N89°36'41"E along the North line of said SW/4 a distance of 2659.74 feet to the Northeast corner of said SW/4; thence
S00°08'09"W along the East line of said SW/4 a distance of 2259.56 feet; thence
N68°10'51"W a distance of 156.32 feet; thence
N61°25'47"W a distance of 70.25 feet; thence
N57°33'33"W a distance of 369.54 feet; thence
N42°49'01"W a distance of 372.79 feet; thence
N34°55'47"W a distance of 209.47 feet; thence
N53°08'54"W a distance of 83.01 feet; thence
N72°40'39"W a distance of 85.28 feet; thence
N38°17'55"W a distance of 98.55 feet; thence
N66°42'17"W a distance of 59.75 feet; thence
N47°18'34"W a distance of 102.15 feet; thence
N13°41'33"W a distance of 150.34 feet; thence
N42°11'33"W a distance of 46.65 feet; thence
N73°35'29"W a distance of 71.95 feet; thence
S75°21'06"W a distance of 296.64 feet; thence
N81°46'45"W a distance of 50.46 feet; thence
N61°00'19"W a distance of 231.51 feet; thence
N43°12'35"W a distance of 173.78 feet; thence
N43°12'35"W a distance of 46.41 feet; thence
N57°20'59"W a distance of 45.24 feet; thence
N89°40'27"W a distance of 120.05 feet; thence
N63°38'43"W a distance of 82.54 feet; thence
S74°28'36"W a distance of 175.17 feet; thence
N52°18'42"W a distance of 119.94 feet; thence
N73°56'42"W a distance of 97.21 feet; thence
S89°39'26"W a distance of 24.31 feet to a point on the West line of said SW/4; thence
N00°20'34"W along said West line a distance of 767.18 feet to the POINT OF BEGINNING.

Said tract contains 3,588,475 Sq Ft or 82.38 Acres, more or less.

TOGETHER WITH:

East Portion

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.) in Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at the Southeast corner of said SE/4; thence

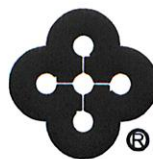
S89°29'51"W along the South line of said SE/4 a distance of 2637.37 feet to the Southwest corner of said SE/4; thence
N00°08'09"E along the West line of said SE/4 a distance of 1768.38 feet; thence
N89°42'36"E a distance of 582.94 feet; thence
S09°32'07"E a distance of 100.00 feet; thence
S25°09'04"W a distance of 243.67 feet to a point on a non-tangent curve to the right; thence
166.94 feet along the arc of said curve having a radius of 300.00 feet, subtended by a chord of 164.79 feet which bears S 65° 03' 11" E; thence
S88°08'21"E a distance of 37.50 feet; thence
N50°26'45"E a distance of 31.00 feet to a point of curvature to the right; thence
154.19 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 151.19 feet which bears N70°04'41"E; thence
N89°42'36"E a distance of 6.10 feet; thence
S00°17'24"E a distance of 50.00 feet; thence
N89°42'36"E a distance of 103.03 feet; thence
S46°19'31"E a distance of 172.86 feet; thence
N89°42'36"E a distance of 186.01 feet; thence
S43°41'55"E a distance of 137.65 feet; thence
N89°42'36"E a distance of 311.95 feet; thence
S00°17'24"E a distance of 417.60 feet; thence
S45°18'20"E a distance of 244.48 feet; thence
N89°40'43"E a distance of 777.60 feet to a point on the East line of said SE/4; thence
S00°19'17"E along said East line a distance of 578.55 feet to the POINT OF BEGINNING.

Said tract contains 3,009,946 Sq Ft or 69.10 Acres, more or less.

Total tract contains 6,598,421 Sq Ft or 151.48 Acres, more or less.

PRELIMINARY PLAT
EAGLE CLIFF WEST

300 Pointe Parkway Blvd.
Tulsa, Oklahoma 73099



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405.787.6270 | 405.787.6276 |
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SHEET NO.: 3 of 3
DATE: 04/30/21
PROJECT NO.: 21605200

CERTIFICATE OF AUTHORIZATION:
CA 973 (P.L.S.) EXPIRES 6/30/2022

APR 28 2021