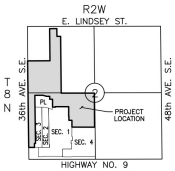
PRELIMINARY PLAT
BELLATONA ADDITION

A PART OF THE S.W. 1/4 AND THE N.W. 1/4 OF
SECTION 2, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

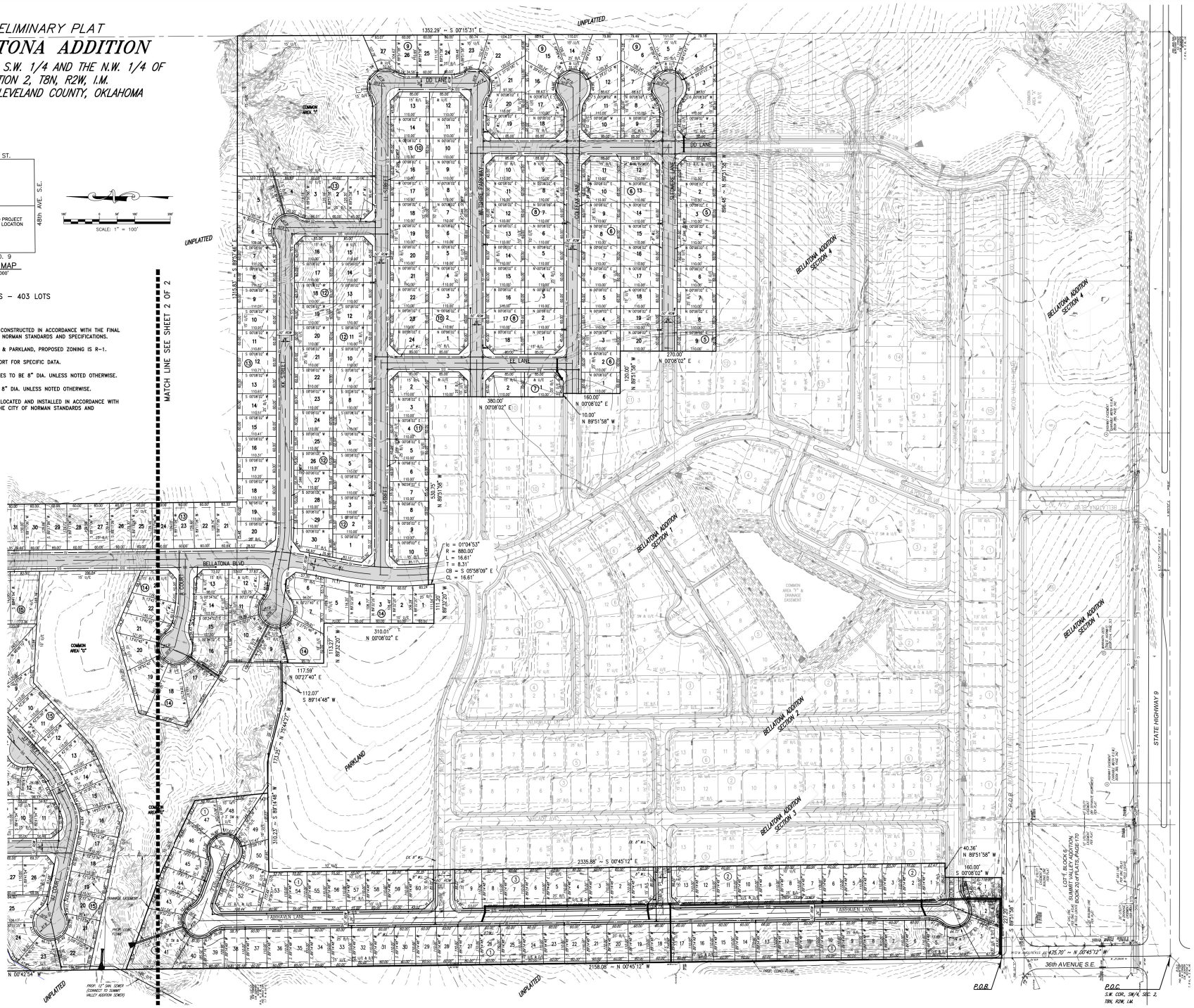
SCALE: 1" = 100'

RESIDENTIAL LOTS – 403 LOTS

NOTES:

1. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. EXISTING ZONING IS R-1 & PARKLAND, PROPOSED ZONING IS R-1.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
5. ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
6. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.

MATCH LINE SEE SHEET 2 OF 2



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OWNER / DEVELOPER
SHAZ INVESTMENT GROUP LLC
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MOORE, OK 73160
(405) 692-2222

ENGINEER
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OK. 73106
(405) 232-7715

NOT VALID FOR CONSTRUCTION
CHRISTOPHER D. ANDERSON
18288
OKLAHOMA
3/24/26
UNLESS SEALED IN THIS BLOCK

BELLATONA ADDITION

STATE HWY. 9 & 36TH AVE. S.E.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
815 W. Main St. Oklahoma City, OK 73106
Ph: 405-232-7715 Fax: 405-232-7939
E-Mail: office@smcokc.com
CERTIFICATE OF AUTHORIZATION NO. CA 1894 EXP. 06/30/2026

No.	Revision	Date	By
1	REVISED AT 1ST PRELIM. SUBMITTAL	03/24/26	

PROJECT NO.: 5081.00
DATE: 3/11/26
SCALE: 1" = 100'
DRAWN BY: D.G.
ENGINEER: CHRISTOPHER D. ANDERSON
P.E. NUMBER: 18288

PRELIMINARY PLAT
(1 OF 2)

SHEET NO.
1

P:\SMC\5081.1 - PRELIMINARY PLAT - 2025\DWG PRELIMINARY PLAT - 2025.DWG
Plotted by: Daisy Griffith @ 3/24/2026 1:49 PM

PRELIMINARY PLAT
BELLATONA ADDITION
A PART OF THE S.W. 1/4 AND THE N.W. 1/4 OF SECTION 2, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter (SW/4) and the Northwest Quarter (NW/4) of Section 2, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; THENCE North 00°45'12" West along the West line of said SW/4 a distance of 475.70 feet to the POINT OF BEGINNING;

THENCE continuing North 00°45'12" West along said West line a distance of 2158.08 feet to the Northwest corner of said SW/4, said point also being the Southwest corner of the NW/4 of said Section 2; THENCE North 00°42'34" West along the West line of said NW/4 a distance of 1279.39 feet; THENCE North 89°41'54" East a distance of 888.12 feet; THENCE North 00°42'54" West a distance of 1275.22 feet; THENCE North 89°41'54" East a distance of 287.64 feet; THENCE South 00°34'52" East a distance of 309.01 feet; THENCE North 89°41'54" East a distance of 146.00 feet; THENCE South 00°34'52" East a distance of 2253.34 feet; THENCE South 89°57'46" East a distance of 1315.83 feet; THENCE South 00°13'21" East a distance of 1352.29 feet to the Northeast corner of the filed final plat of BELLATONA ADDITION SECTION 4 (as filed in Book 26 of Plats, Page 53); THENCE North 89°51'58" West along the boundary of said final plat a distance of 896.48 feet to the Southeast corner of Lot 4, Block 12 of the filed final plat of BELLATONA ADDITION SECTION 1 (as filed in Book 24 of Plats, Page 170–171); THENCE along the boundary of said final plat the following eight (8) courses:

1) North 00°08'02" East a distance of 270.00 feet;
2) North 89°51'58" West a distance of 120.00 feet;
3) North 00°08'02" East a distance of 160.00 feet;
4) North 89°51'58" West a distance of 10.00 feet;
5) North 00°08'02" East a distance of 380.00 feet;
6) North 89°51'58" West a distance of 530.75 feet to a point on a non–tangent curve;
7) Around a curve to the left having a radius of 880.00 feet (said curve subtended by a chord which bears South 05°58'09" East a distance of 16.61 feet) and an arc length of 16.61 feet;
8) North 89°32'20" West a distance of 111.20 feet;

THENCE North 00°08'02" East a distance of 310.01 feet; THENCE North 89°32'20" West a distance of 113.27 feet; THENCE North 00°27'40" East a distance of 117.59 feet; THENCE South 89°14'48" West a distance of 112.07 feet; THENCE North 25°44'27" West a distance of 173.25 feet; THENCE South 89°14'48" West a distance of 310.23 feet; THENCE South 00°45'12" East a distance of 464.64 feet to the Northeast corner of the filed final plat of BELLATONA ADDITION SECTION 3 (as filed in Book 25 of Plats, Page 143) and continuing a distance of 1443.69 feet for a total distance of 1908.33 feet; THENCE North 89°51'58" West along said boundary a distance of 40.36 feet; THENCE South 00°08'02" West along said boundary a distance of 160.00 feet; THENCE North 89°51'58" West a distance of 227.20 feet to the POINT OF BEGINNING.

Said described tract of land contains 104.49 acres, more or less.

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 RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF "BELLATONA ADDITION"; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL 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 BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, 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 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.

LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1" = 100'

RESIDENTIAL LOTS – 403 LOTS

NOTES:

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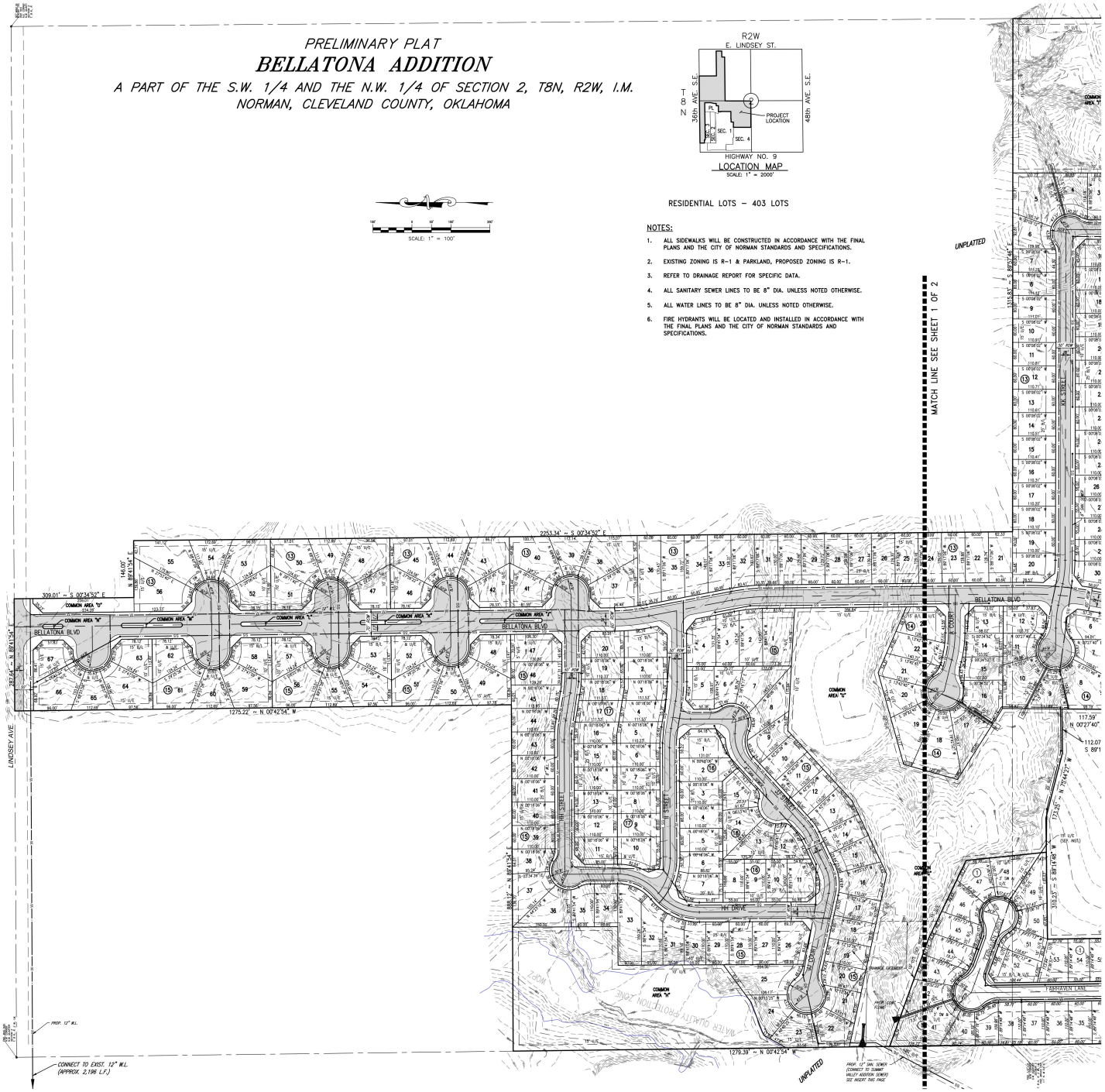

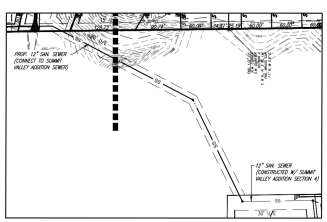

SANITARY SEWER INSERT
SCALE: 1" = 100'

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NOT VALID FOR CONSTRUCTION
CHRISTOPHER D. ANDERSON 18288 OKLAHOMA PROFESSIONAL ENGINEER
3/24/26
UNLESS SIGNED IN THIS BLOCK

BELLATONA ADDITION

STATE HWY. 9 & 36TH AVE. S.E.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
815 W. Main St. Oklahoma City, OK 73106
Ph: 405-232-7715 Fax: 405-232-7939
CERTIFICATE OF AUTHORIZATION NO. CA-1894 EXP. 06/30/2027

No.	Revision	Date	By
1	REVISED AT 1ST PRELIM. SUBMITTAL	03/24/26	DDA

PROJECT NO.: 5081.00
DATE: 3/11/26
SCALE: 1" = 100'
DRAWN BY: D.D.A.
ENGINEER: CHRISTOPHER D. ANDERSON
P.E. NUMBER: 18288

PRELIMINARY PLAT
(2 OF 2)

SHEET NO.
2

P:\2081\5081.1 - PRELIMINARY PLAT - 2025\5081 PRELIMINARY PLAT - 2025.DWG
Plotted by: Davey Griffith @ 3/24/2026 1:48 PM