PRELIMINARY PLAT
VARENNA LANDING ADDITION
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 34, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
5. LOT 1, BLOCK 7 WILL HAVE SANITARY SEWER SERVICE FROM THE FUTURE EAST PHASE DEVELOPMENT SOUTH OF LINDSEY. THIS LOT WILL NOT BE FINAL PLATTED UNTIL THAT SEWER SERVICE IS AVAILABLE.
6. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED (SUBJECT TO PHASING).
7. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF VARENNA LANDING ADDITION.
8. EXISTING ZONING IS PUD.

*FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP.

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 OWNERS ASSOCIATION IN THE PLAT OF VARENNA LANDING 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 REVIEWING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNER'S 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 OWNER'S ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

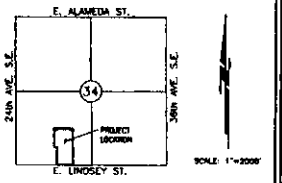
LEGAL DESCRIPTION:

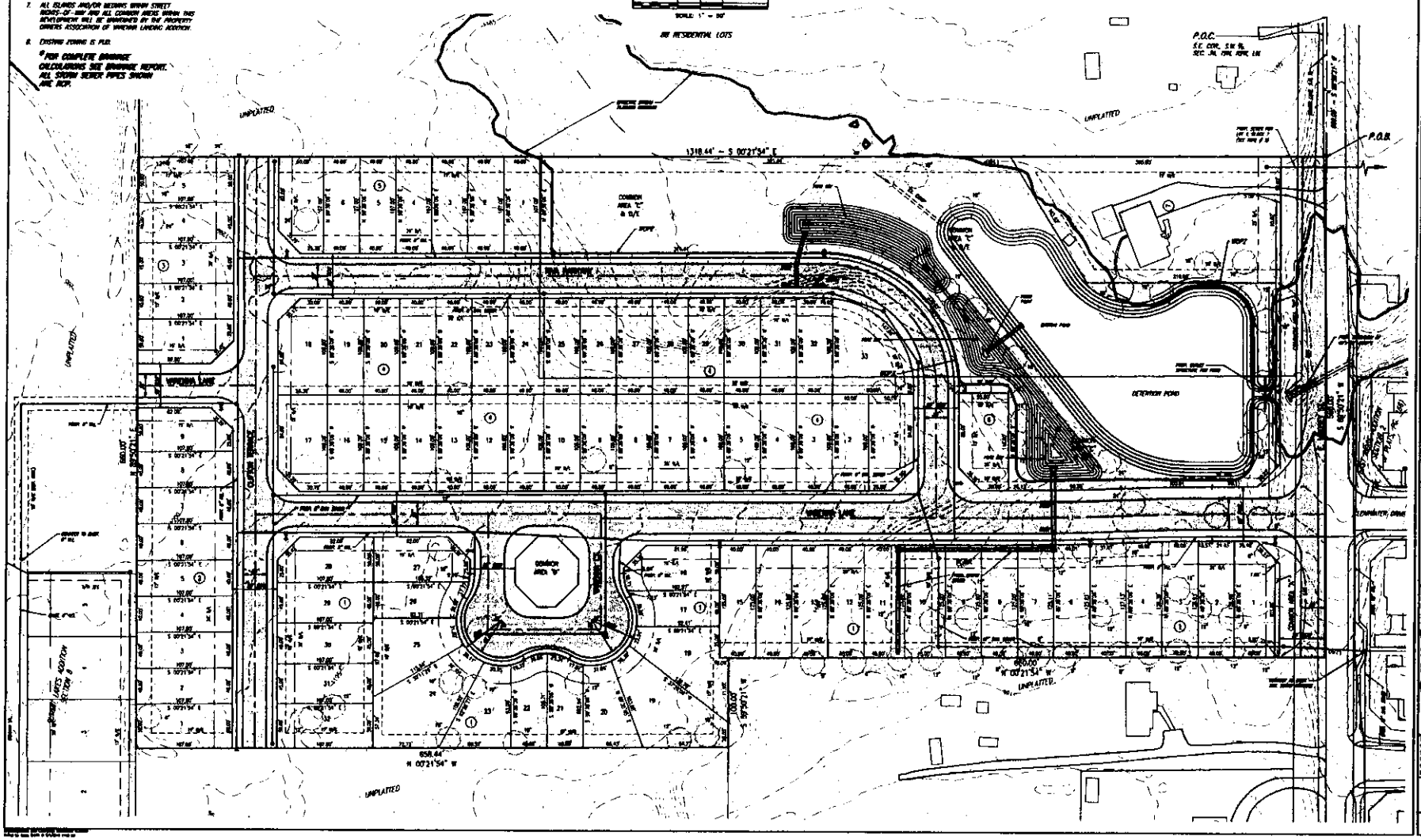
Being a tract of land lying in the Southwest Quarter (S.W. 1/4) of Section Thirty-four (34), Township Nine North (T9N), Range Two West (R2W), of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Southeast corner of said S.W. 1/4; THENCE South 89°59'21" West along the South line of said S.W. 1/4 a distance of 660.00 feet to the POINT OF BEGINNING;

THENCE continuing South 89°59'21" West along said South line a distance of 300.00 feet;
THENCE North 00°21'34" West a distance of 660.00 feet;
THENCE South 89°59'21" West a distance of 100.00 feet;
THENCE North 00°21'34" West a distance of 658.44 feet to the North line of said S.W. 1/4;
THENCE North 89°59'21" East along the North line of said S.W. 1/4 a distance of 660.00 feet;
THENCE South 00°21'34" East a distance of 1318.44 feet to the POINT OF BEGINNING.

Said tract contains 18.48 acres, more or less





OWNER:
SUMMIT STATE DEVELOPMENT
5101 SE 15th ST.
OKLAHOMA CITY, OKLAHOMA 73110

OWNER/DEVELOPER:
VARENNA LANDING, LLC
1203 BROADMOOR BLVD.
NORMAN, OKLAHOMA 73072
(405) 329-0256

VARENNA LANDING ADDITION

24th AVE S.E. & E. LINDSEY ST.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.

Preliminary Plat

SHEET NO. 1