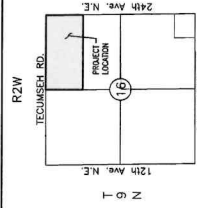


Preliminary Plat **MONTE VISTA ESTATES** A PLANNED UNIT DEVELOPMENT A PART OF THE N.E. 1/4, SECTION 16, T9N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

RESIDENTIAL LOTS - 83
 OPEN SPACE AREA = 13.01 AC.±



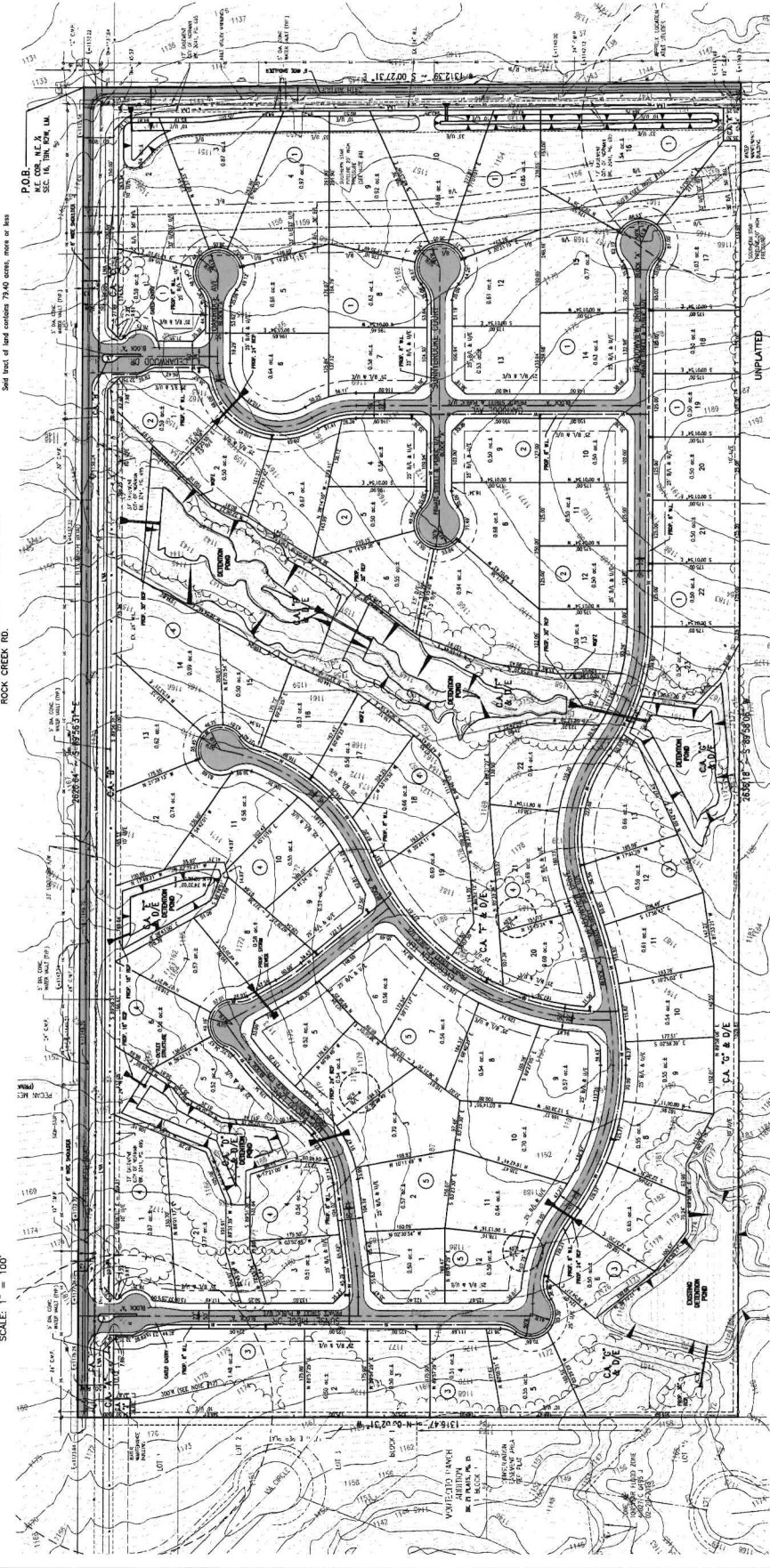
LEGAL DESCRIPTION

A part of land lying in the NE 1/4 of Section 16, Township 9 North, Range 2 West (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

BEGINNING at the Northwest Corner of said N.E. 1/4;
THENCE South 87°52'31" East along the East line of said N.E. 1/4 a distance of 1112.39 feet;
THENCE South 87°52'31" East, a distance of 325.18 feet to a point on the East boundary line of the first first plat of MONTICLO MACH ADDITION (as filed in Book 21 of Plats, Page 15-16);
THENCE West along the boundary of said first plat a distance of 1316.47 feet to a point on the North line of said N.E. 1/4;
THENCE South 87°52'31" East along and North line a distance of 262.64 feet to the point of BEGINNING.

Said tract of land contains 79.40 acres, more or less.

SCALE: 1" = 200'



NOTES

1. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
2. STORM DRAINAGE SHALL BE AS SHOWN WITHIN THE DRAINAGE FACILITY EASEMENT.
3. THE PROPOSED USE OF THE PROPERTY IS FOR "RESIDENTIAL EXCLUSIVE" INCLUSIONS.
4. ALL WATERWAYS SHALL BE 8" UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GRAPHICALLY ILLUSTRATED.
5. BLOCK "X" SHALL BE FOR PRIVATE STREETS & PUBLIC USE, AND RAMPED STREETS SHALL BE 27' WIDE FOR CITY OF NORMAN STANDARD 51-04.
6. HO SEPTIC TANKS OR LATERAL LINES SHALL BE PLACED WITHIN 15' OF WATER LINE ALONG TECUMSEH ROAD.
7. TECUMSEH ROAD & 24th AVE. WILL BOTH BE IMPROVED TO MAJOR URBAN ARTERIAL STANDARDS.
8. 20" HOT PRESSURE SUDEN'S STAR PIPELINE IS COVERED BY A BLANKET E/M CONTRACT IN ALL OF THE NE 1/4 OF SECTION 16 WITH CITIES SERVICE GAS COMPANY (SAC 211, PG. 410).
9. THERE WILL BE NO INTERNAL SIDEWALKS.
10. ALL PERMITTER EASEMENTS SHALL BE 10 FEET WIDE PER NORMAN STD. 1A, 01A.
11. THE CITY OF NORMAN & 3rd PARTY CONTRACTORS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PRIVATE STREETS DUE TO NORMAN USE BY TRUCK AND TRAILER OVERLOADS.
12. ALL STORM DRAINAGE SYSTEMS MUST HAVE A HORIZONTAL SEPARATION OF 300 FEET FROM THE PUBLIC WATER SUPPLY LINES.
13. THERE ARE 4 PILEDRILL ON WELLS SHOWN ON THIS PLAT IN APPROXIMATE LOCATIONS. THEY WILL NEED TO BE FIELD LOCATED BEFORE CONSTRUCTION OF HOMES TO INSURE A 40' BUILDING SEPARATION.

UNPLATTED

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO GO TO THE CITY OF NORMAN. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE CITY OF NORMAN. IF MAINTENANCE IS ASSIGNED TO THE CITY OF NORMAN, THE CITY OF NORMAN SHALL BE RESPONSIBLE FOR A HAZARD ON THREAT TO PUBLIC SAFETY BY THE CITY. CORRECTIVE MAINTENANCE MAY BE DONE DURING THE COOPERATION PERIOD WITH COOPERATION REQUIRED TO AND BURN UPON THE PROPERTY. THE CITY OF NORMAN SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF REPAIRING, REPLACING, OR IMPROVING THE FACILITY. THE CITY OF NORMAN SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF REPAIRING, REPLACING, OR IMPROVING THE FACILITY. THE CITY OF NORMAN SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF REPAIRING, REPLACING, OR IMPROVING THE FACILITY.

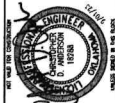
NEIGHBORLY WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEANING, WASHING, OR DISPOSAL OF WASTE OR OTHER MATERIALS IN THE NEIGHBORLY WATER QUALITY PROTECTION ZONE. THE NEIGHBORLY WATER QUALITY PROTECTION ZONE SHALL BE MAINTAINED IN ACCORDANCE WITH 28-1119 OF THE NORMAN CITY CODE. NOTE: THE MAP IS SUBJECT TO POSITIVE COMMENTS THAT MAY BE MADE BY THE CITY OF NORMAN AND THE PLANNING DEPARTMENT AND USE OF THESE MAPS.

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

Preliminary Plat

Sheet No. 1



TECUMSEH RD. & 24TH AVE. N.E.
 MONTE VISTA ESTATES

SMC
 Surveying Engineering, P.C.
 1100 S. W. 10th Ave., Suite 100
 Norman, Oklahoma 73061
 (405) 833-1234
 FAX: (405) 833-1235
 E-MAIL: SMC@SMCOKLAHOMA.COM
 WWW: WWW.SMCOKLAHOMA.COM
 LICENSE NO. 12345
 EXPIRATION DATE: 12/31/2025

OWNER:
 Norman, Oklahoma 73061
DEVELOPER:
 SMC, L.L.C.
 Norman, Oklahoma 73061
ENGINEER:
 SMC Consulting Engineers, P.C.
 Norman, Oklahoma 73061