FINAL PLAT

SPRINGS AT FLINT HILLS SECTION 2

A PLANNED UNIT DEVELOPMENT

A PART OF THE S.E. 1/4, SECTION 12, T9N, R3W I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA

(WQPZ) WATER QUALITY PROTECTION ZONE

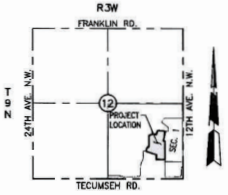
NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(h) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

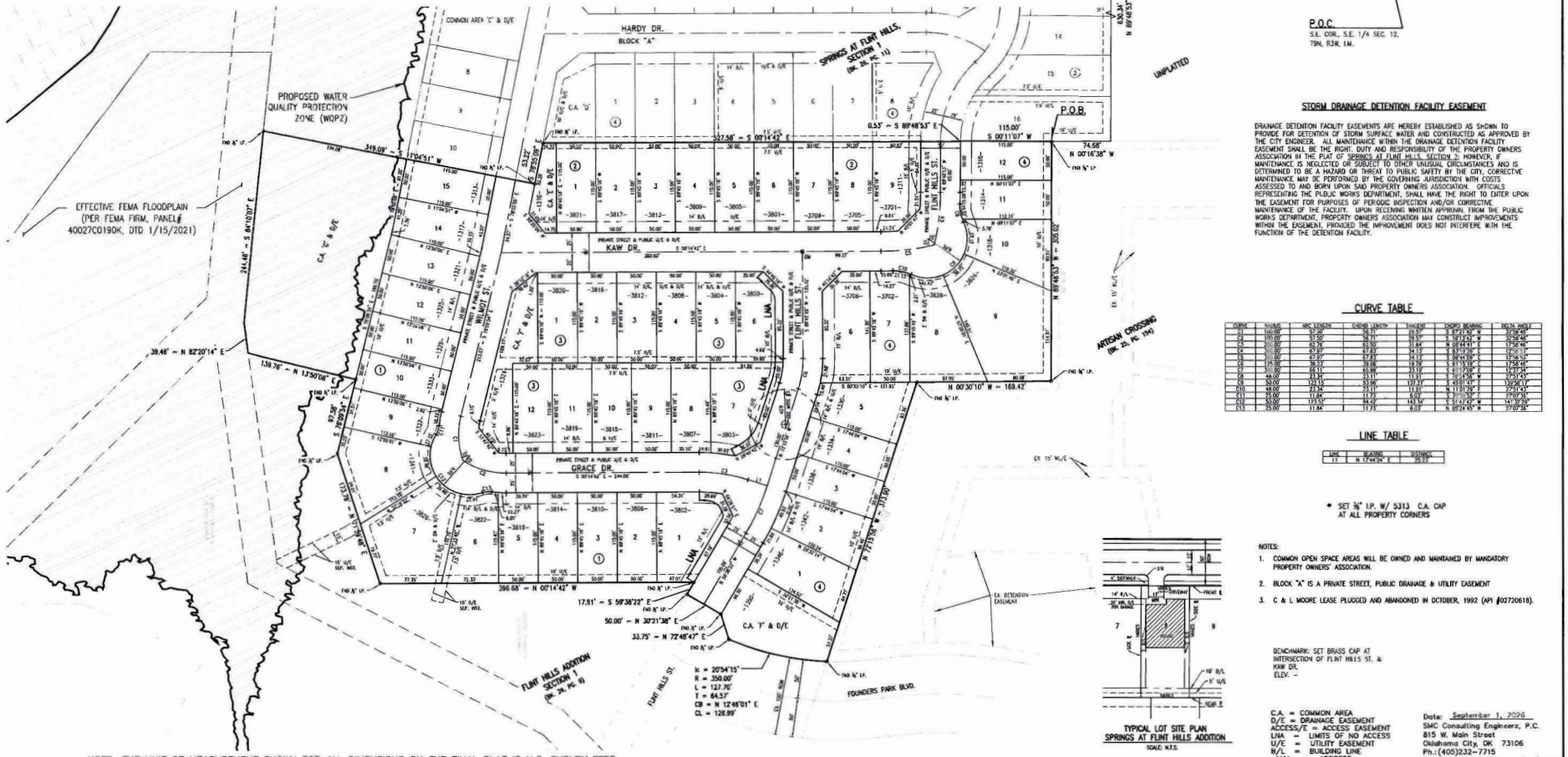
SCALE: 1" = 60'

THE BEARING OF S 00°30'10" E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

TOTAL LOTS = 48



VICINITY MAP
SCALE: 1" = 2000'



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 SPRINGS AT FLINT HILLS, SECTION 2; 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, 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.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	150.00'	57.50'	56.71'	29.13'	S 87°21'43" W	21°58'08"
C2	100.00'	57.50'	56.71'	29.13'	S 87°21'43" W	32°56'48"
C3	100.00'	40.76'	40.50'	20.64'	N 58°44'41" E	23°20'46"
C4	100.00'	67.87'	67.83'	34.13'	N 83°17'28" E	38°53'11"
C5	100.00'	67.87'	67.83'	34.13'	S 57°49'39" E	38°53'11"
C6	125.00'	39.53'	39.36'	19.96'	S 58°44'16" E	18°06'55"
C7	300.00'	66.11'	65.96'	33.19'	S 62°17'08" E	12°37'54"
C8	300.00'	83.35'	83.11'	41.98'	S 74°21'45" E	15°55'03"
C9	50.00'	122.15'	93.96'	137.27'	S 45°01'47" E	139°58'17"
C10	48.00'	23.36'	23.13'	11.91'	N 11°51'29" E	27°51'43"
C11	25.00'	11.84'	11.73'	6.03'	S 75°21'59" E	27°07'35"
C12	50.00'	123.50'	94.62'	143.54'	S 51°41'42" W	141°30'29"
C13	25.00'	11.84'	11.73'	6.03'	N 69°24'45" W	27°07'35"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 17°44'04" E	25.17'

● SET ½" I.P. W/ 5313 C.A. CAP AT ALL PROPERTY CORNERS

NOTES:

1. COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.
2. BLOCK "A" IS A PRIVATE STREET, PUBLIC DRAINAGE & UTILITY EASEMENT
3. C & L MOORE LEASE PLUGGED AND ABANDONED IN OCTOBER, 1992 (API #02720618).

BENCHMARK: SET BRASS CAP AT INTERSECTION OF FLINT HILLS ST. & KAW DR. ELEV. –

TYPICAL LOT SITE PLAN
SPRINGS AT FLINT HILLS ADDITION
SCALE: N.T.S.

C.A. = COMMON AREA
D/E = DRAINAGE EASEMENT
ACCESS/E = ACCESS EASEMENT
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
-1111- = ADDRESS

Date: September 1, 2026
SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106
Ph.:(405)232-7715
Oklahoma CA#464 Exp. 6/30/2027

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.