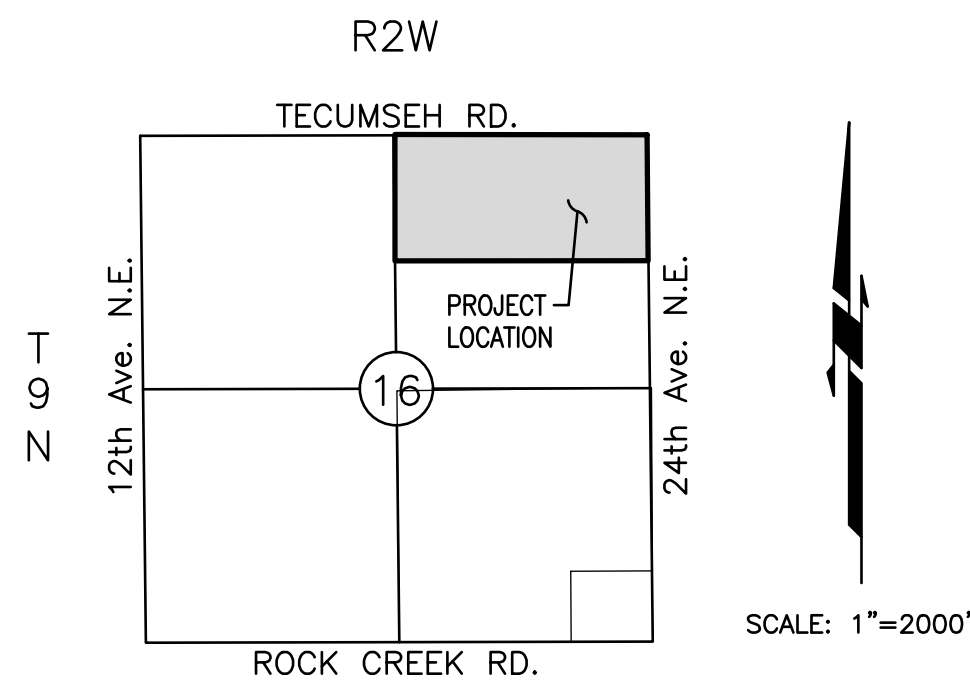


# Preliminary Plat MONTE VISTA ESTATES

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.±

SCALE: 1" = 100'



SCALE: 1" = 2000'

## LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter (N.E. 1/4) of Section Sixteen (16), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

BEGINNING at the Northeast Corner of said N.E. 1/4;

THENCE South 00°27'31" East along the East line of said N.E. 1/4 a distance of 1312.39 feet;

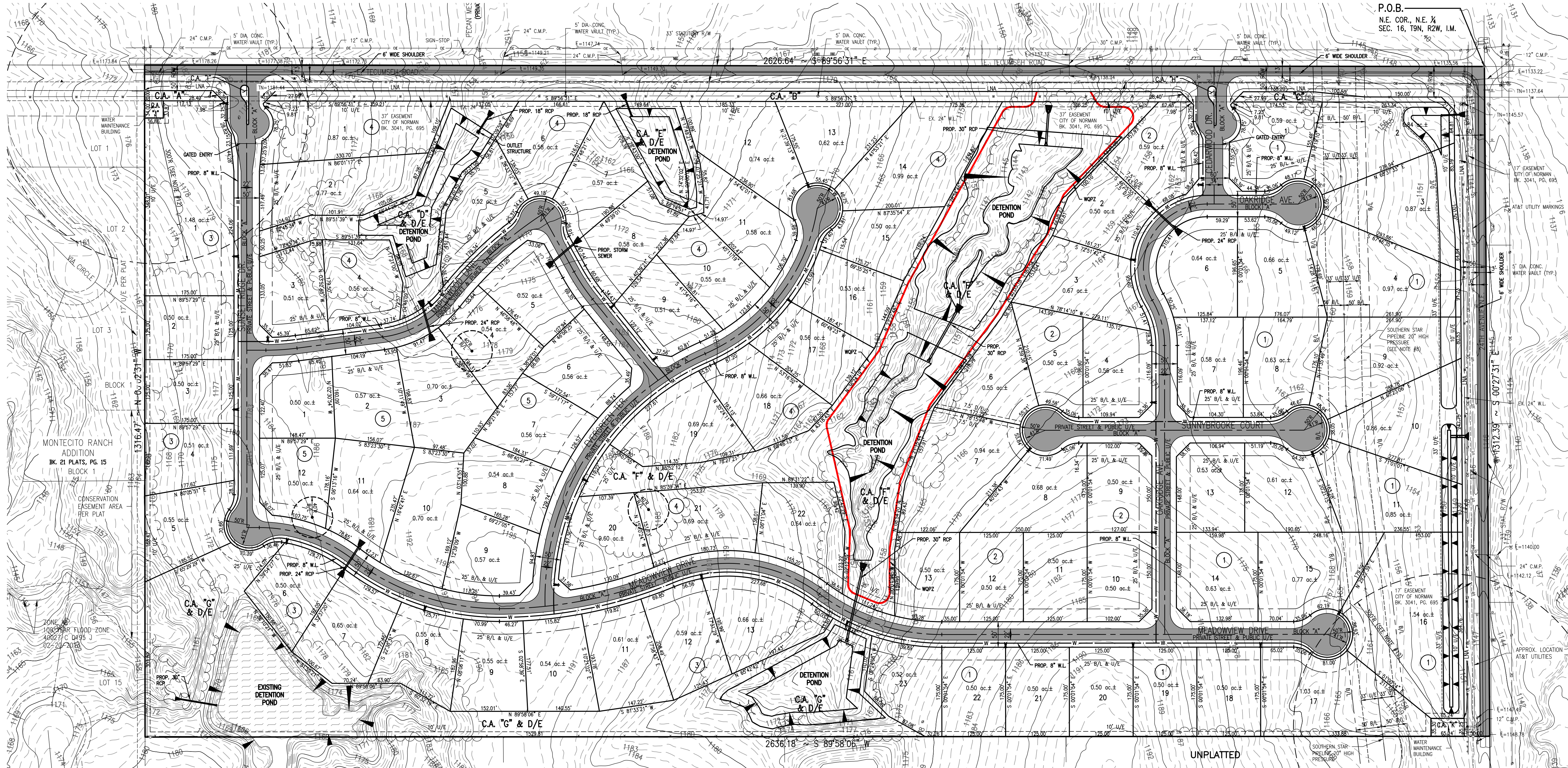
THENCE South 89°58'06" West a distance of 2636.18 feet to a point on the East boundary line of the filed final plat of MONTECITO RANCH ADDITION (as filed in Book 21 of Plats, Page 15-19);

THENCE North 00°27'31" West along the boundary of said final plat a distance of 1316.47 feet to a point on the North line of said N.E. 1/4;

THENCE South 89°58'31" East along said North line a distance of 2626.64 feet to the POINT OF BEGINNING.

Said tract of land contains 79.40 acres, more or less

P.O.B.  
N.E. COR., N.E. 1/4  
SEC. 16, T9N, R2W, I.M.



UNPLATTED

NOTES

### 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 MONTE VISTA ESTATES; 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.

### (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.

- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
- THE PROPOSED USE OF THE PROPERTY IS FOR "RE" RESIDENTIAL ESTATE DWELLINGS.
- ALL WATERLINES SHALL BE 8" UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GRAPHICALLY ILLUSTRATED.
- BLOCK "A" SHALL BE FOR PRIVATE STREETS & PUBLIC U/E, AND PAVED STREETS SHALL BE 22' WIDE PER CITY OF NORMAN STANDARD ST-04.
- NO SEPTIC TANKS OR LATERAL LINES SHALL BE PLACED WITHIN 15' OF WATER LINE ALONG TECUMSEH ROAD.
- TECUMSEH ROAD & 24TH AVE. WILL BOTH BE IMPROVED TO MINOR URBAN ARTERIAL STANDARDS.
- 20" HIGH PRESSURE SOUTHERN STAR PIPELINE IS COVERED BY A BLANKET R/W CONTRACT IN ALL OF THE NE 1/4 OF SECTION 16 WITH CITIES SERVICE GAS COMPANY (BK. 211, PG. 470).
- THERE WILL BE NO INTERNAL SIDEWALKS.
- ALL PERIMETER EASEMENTS SHALL BE 10 FOOT WIDE PER NORMAN STD. UL 01A.
- THE CITY OF NORMAN & 3rd PARTY CONTRACTORS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PRIVATE STREETS DUE TO NORMAN USE BY TRASH AND RECYCLING VEHICLES.
- ON-SITE SEWAGE TREATMENT SYSTEMS MUST HAVE A HORIZONTAL SEPARATION OF 300 FEET FROM THE PUBLIC WATER SUPPLY WELLS.
- THERE ARE 3 PLUGGED OIL 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.

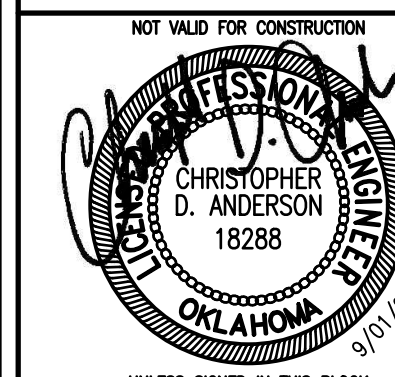
\* FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP

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**OWNER:**  
Michael R. & Glenda L Argo  
4211 24th Ave. N.E.  
Norman, Oklahoma 73071

**Developer:**  
DAR, LLC  
2900 Washington Dr.  
NORMAN, OKLAHOMA 73069

**Engineer:**  
SMC Consulting Engineers, P.C.  
815 W. Main Street  
Oklahoma City, OK 73106



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

PROJECT NO:	6551.00
DATE:	9/01/23
SCALE:	1" = 100'
DRAWN BY:	D.G.
ENGINEER:	Christopher D. Anderson
P.E. NUMBER:	18288
Revised per:	ASOT comments
Date:	09/20/2025
By:	D.G.
Checked:	D.G.
Reviewed:	D.G.

Preliminary Plat

SHEET NO.  
1