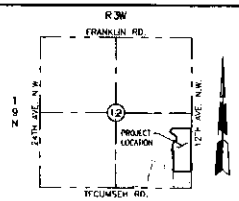
FINAL PLAT

SPRINGS AT FLINT HILLS SECTION 1

A PLANNED UNIT DEVELOPMENT

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

NORMAN, CLEVELAND COUNTY, OKLAHOMA

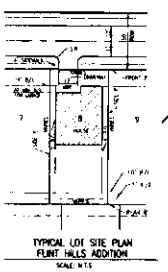


VICINITY MAP
SCALE: 1" = 2000'

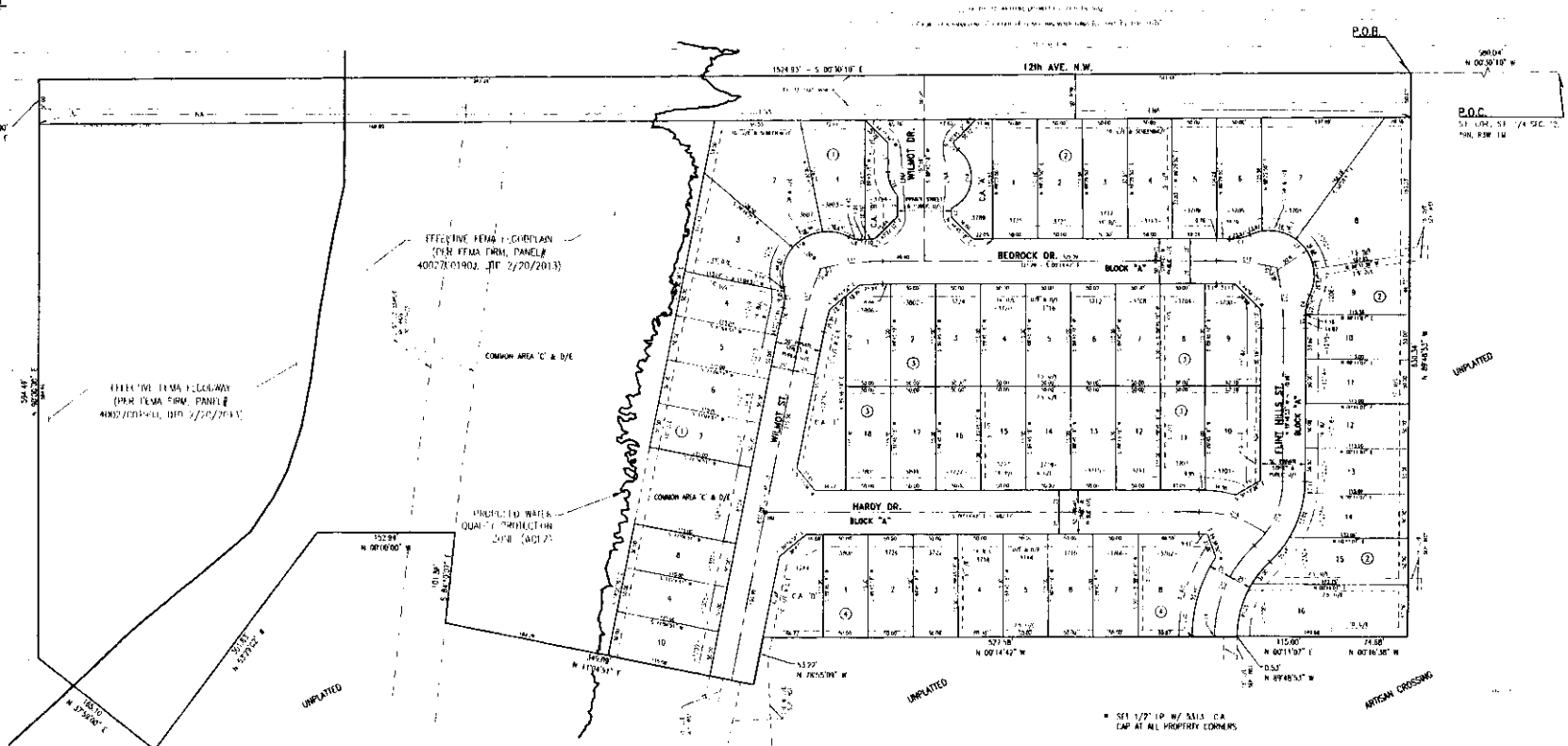
SCALE: 1" = 60'

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 THE PLAT

TOTAL LOTS = 52



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



● SET 1/2" 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 UTILITY EASEMENT

BENCHMARK: SET BRASS CAP IN BURRY CLEANOUT HAVOT ST. & WILLHOT DR.
CITY "C"

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
-111- = ADDRESS

LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°29'50" E	50.00'
L2	N 00°30'10" W	50.00'
L3	N 00°30'10" W	74.58'
L4	N 89°48'53" W	0.53'
L5	N 89°48'53" W	74.58'
L6	N 00°16'38" W	74.58'
L7	N 00°16'38" W	0.53'
L8	N 89°48'53" W	74.58'
L9	N 00°11'07" E	74.58'
L10	N 00°11'07" E	0.53'
L11	N 00°11'07" E	74.58'
L12	N 00°14'42" W	74.58'
L13	N 00°14'42" W	0.53'
L14	N 00°14'42" W	74.58'
L15	N 00°30'10" W	74.58'
L16	N 00°30'10" W	0.53'
L17	N 00°30'10" W	74.58'
L18	N 00°30'10" W	50.00'
L19	N 89°29'50" E	50.00'
L20	N 00°16'00" W	152.98'
L21	N 37°50'47" E	50.00'
L22	N 37°50'47" E	50.00'
L23	N 17°04'51" E	50.00'
L24	N 28°05'09" W	50.00'
L25	S 00°30'10" E	1524.83'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	N 44°30'10" W	35.36'
C2	25.00'	39.27'	N 45°29'50" E	35.36'
C3	25.00'	39.27'	N 44°30'10" W	35.36'
C4	25.00'	39.27'	N 45°29'50" E	35.36'
C5	25.00'	39.27'	N 44°30'10" W	35.36'
C6	25.00'	39.27'	N 45°29'50" E	35.36'
C7	25.00'	39.27'	N 44°30'10" W	35.36'
C8	25.00'	39.27'	N 45°29'50" E	35.36'
C9	25.00'	39.27'	N 44°30'10" W	35.36'
C10	25.00'	39.27'	N 45°29'50" E	35.36'
C11	25.00'	39.27'	N 44°30'10" W	35.36'
C12	25.00'	39.27'	N 45°29'50" E	35.36'
C13	25.00'	39.27'	N 44°30'10" W	35.36'
C14	25.00'	39.27'	N 45°29'50" E	35.36'
C15	25.00'	39.27'	N 44°30'10" W	35.36'
C16	25.00'	39.27'	N 45°29'50" E	35.36'
C17	25.00'	39.27'	N 44°30'10" W	35.36'
C18	25.00'	39.27'	N 45°29'50" E	35.36'
C19	25.00'	39.27'	N 44°30'10" W	35.36'
C20	25.00'	39.27'	N 45°29'50" E	35.36'
C21	25.00'	39.27'	N 44°30'10" W	35.36'
C22	25.00'	39.27'	N 45°29'50" E	35.36'
C23	25.00'	39.27'	N 44°30'10" W	35.36'
C24	25.00'	39.27'	N 45°29'50" E	35.36'
C25	25.00'	39.27'	N 44°30'10" W	35.36'
C26	25.00'	39.27'	N 45°29'50" E	35.36'
C27	25.00'	39.27'	N 44°30'10" W	35.36'
C28	25.00'	39.27'	N 45°29'50" E	35.36'
C29	25.00'	39.27'	N 44°30'10" W	35.36'
C30	25.00'	39.27'	N 45°29'50" E	35.36'
C31	25.00'	39.27'	N 44°30'10" W	35.36'
C32	25.00'	39.27'	N 45°29'50" E	35.36'
C33	25.00'	39.27'	N 44°30'10" W	35.36'
C34	25.00'	39.27'	N 45°29'50" E	35.36'
C35	25.00'	39.27'	N 44°30'10" W	35.36'
C36	25.00'	39.27'	N 45°29'50" E	35.36'
C37	25.00'	39.27'	N 44°30'10" W	35.36'
C38	25.00'	39.27'	N 45°29'50" E	35.36'
C39	25.00'	39.27'	N 44°30'10" W	35.36'
C40	25.00'	39.27'	N 45°29'50" E	35.36'
C41	25.00'	39.27'	N 44°30'10" W	35.36'
C42	25.00'	39.27'	N 45°29'50" E	35.36'
C43	25.00'	39.27'	N 44°30'10" W	35.36'
C44	25.00'	39.27'	N 45°29'50" E	35.36'
C45	25.00'	39.27'	N 44°30'10" W	35.36'
C46	25.00'	39.27'	N 45°29'50" E	35.36'
C47	25.00'	39.27'	N 44°30'10" W	35.36'
C48	25.00'	39.27'	N 45°29'50" E	35.36'
C49	25.00'	39.27'	N 44°30'10" W	35.36'
C50	25.00'	39.27'	N 45°29'50" E	35.36'
C51	25.00'	39.27'	N 44°30'10" W	35.36'
C52	25.00'	39.27'	N 45°29'50" E	35.36'

(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 19-5142(E) 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.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN ON PLAT FOR OPTIMUM PLACEMENT OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. AN MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT [illegible] OF THE PROPERTY OWNERS ASSOCIATION. IN THE PLAT OF "SPRINGS AT FLINT HILLS SECTION 1" HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER MATERIAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE LANDOWNER, ANYONE ELSE WHO OWNS, ACCESSES 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 PUBLIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. PRIOR 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.

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

Date: August 9, 2021
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Oklahoma Cert. Exp. 6/30/2023

SPRINGS AT FLINT HILLS SECTION 1
A PLANNED UNIT DEVELOPMENT
FINAL PLAT
SHEET 2 OF 2