

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 RED SKY RANCH PHASE 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.

LEGAL DESCRIPTION

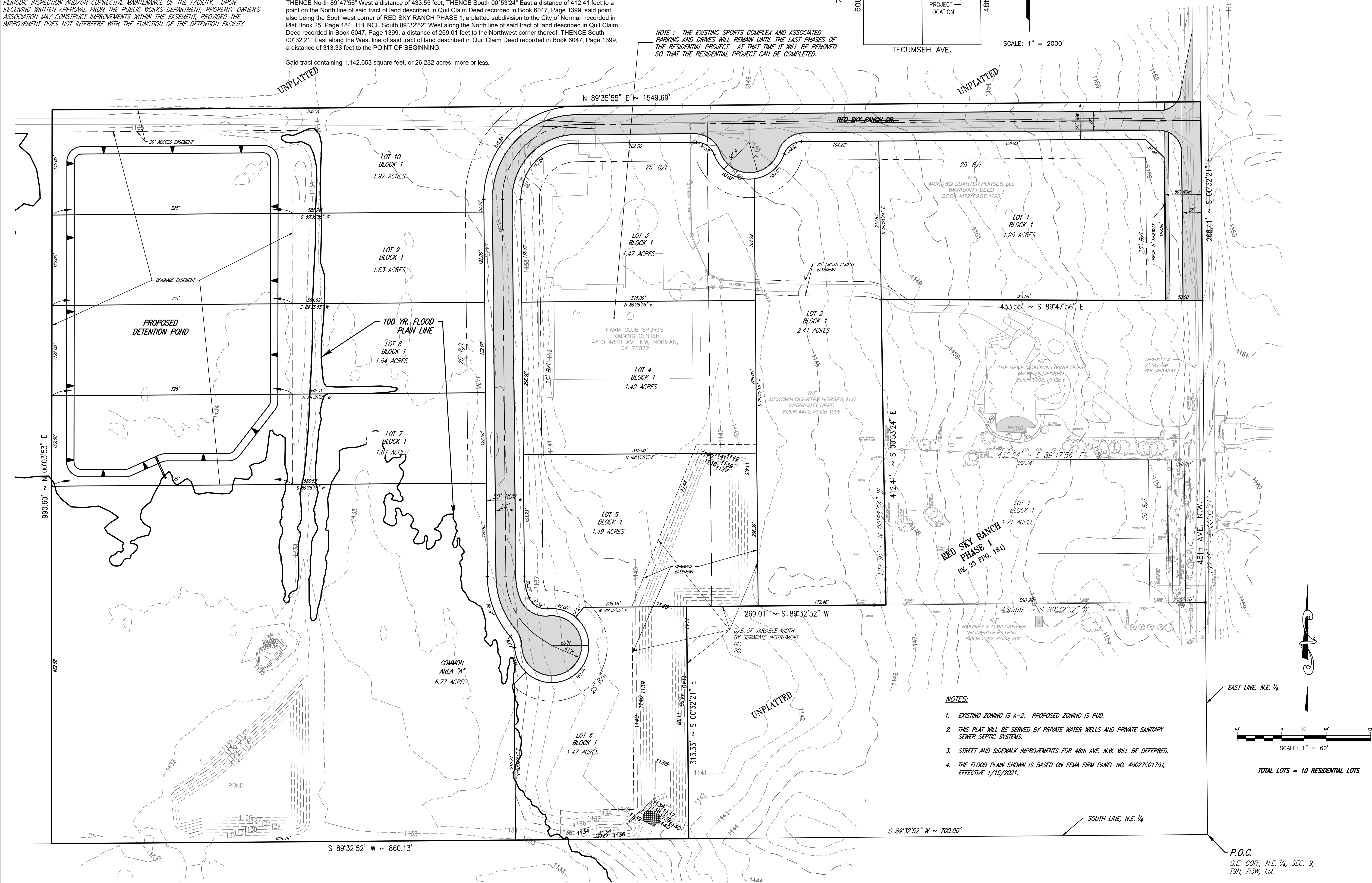
A tract of land being a part of the Northeast Quarter (N.E. ¼) of Section 9, Township 9 North (T9N), Range 3 West (R3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said NE¼; THENCE South 89°32'52" West along the South line of said NE¼ a distance of 700.00 feet to the POINT OF BEGINNING, said point also being the Southwest corner of a tract of land described in Quit Claim Deed recorded in Book 6047, Page 1399;

THENCE continuing South 89°32'52" West along said South line a distance of 860.13 feet; THENCE North 00°03'53" East a distance of 990.60 feet to a point on the South line of a tract being the N/2, N/2, S/2, of said NE¼, as recorded in Book 6170, Page 534; THENCE North 89°35'55" East along said South line a distance of 1549.69 feet to the Southeast corner of said N/2, N/2, S/2, NE¼; THENCE South 00°32'21" East along the East line of said NE¼ a distance of 268.41 feet; THENCE North 89°47'56" West a distance of 433.55 feet; THENCE South 00°53'24" East a distance of 412.41 feet to a point on the North line of said tract of land described in Quit Claim Deed recorded in Book 6047, Page 1399, said point also being the Southwest corner of RED SKY RANCH PHASE 1, a plat subdivision to the City of Norman recorded in Plat Book 25, Page 184; THENCE South 89°32'52" West along the North line of said tract of land described in Quit Claim Deed recorded in Book 6047, Page 1399, a distance of 269.01 feet to the Northwest corner thereof; THENCE South 00°32'21" East along the West line of said tract of land described in Quit Claim Deed recorded in Book 6047, Page 1399, a distance of 313.33 feet to the POINT OF BEGINNING;

Said tract containing 1,142,653 square feet, or 26.232 acres, more or less.

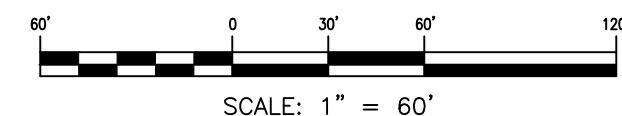
NOTE: THE EXISTING SPORTS COMPLEX AND ASSOCIATED PARKING AND DRIVES WILL REMAIN UNTIL THE LAST PHASES OF THE RESIDENTIAL PROJECT. AT THAT TIME IT WILL BE REMOVED SO THAT THE RESIDENTIAL PROJECT CAN BE COMPLETED.



NOTES:

- EXISTING ZONING IS A-2. PROPOSED ZONING IS PUD.
- THIS PLAT WILL BE SERVED BY PRIVATE WATER WELLS AND PRIVATE SANITARY SEWER SEPTIC SYSTEMS.
- STREET AND SIDEWALK IMPROVEMENTS FOR 48th AVE. N.W. WILL BE DEFERRED.
- THE FLOOD PLAIN SHOWN IS BASED ON FEMA FIRM PANEL NO. 40027C01704, EFFECTIVE 1/15/2021.

TOTAL LOTS = 10 RESIDENTIAL LOTS



EAST LINE, N.E. ¼

SOUTH LINE, N.E. ¼

P.O.C.
S.E. COR., N.E. ¼, SEC. 9,
T9N, R3W, I.M.

REVISED PRELIMINARY PLAT

RED SKY RANCH

A PLANNED UNIT DEVELOPMENT

A PART OF THE N.E. ¼ OF SECTION 9, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.

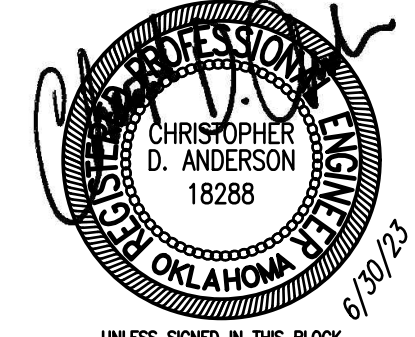
OWNER/DEVELOPER:

MCKOWN FAMILY, LLC
1320 N PORTER
NORMAN OK 73071
(405) 364-1152

ENGINEER:

SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OK 73106
(405) 232-7715

NOT VALID FOR CONSTRUCTION



UNLESS SHOWN IN THIS BLOCK

RED SKY RANCH
A PLANNED UNIT DEVELOPMENT

48th AVE. N.W. & TECUMSEH RD.
NORMAN, OKLAHOMA

SMC
Consulting Engineers, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OK 73106
PH: 405-232-7715 Fax: 405-232-7659
Website: www.smcokc.com

PROJECT NO.: 5596.02

DATE: 6/30/23

SCALE: 1" = 60'

DRAWN BY: D.G.

ENGINEER: Christopher D. Anderson

P.E. NUMBER: 18288

REVISED
PRELIMINARY PLAT

SHEET NO.

1