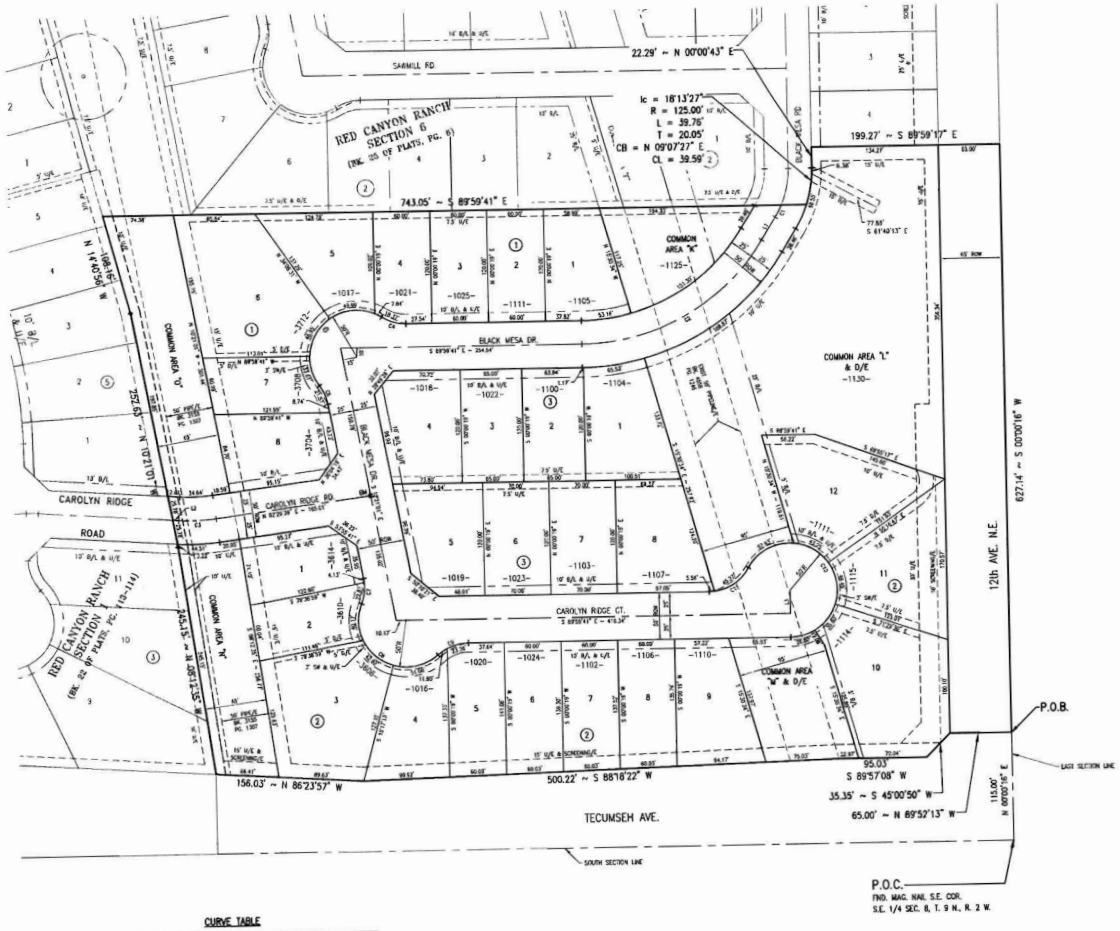
FINAL PLAT

RED CANYON RANCH EAST

A PLANNED UNIT DEVELOPMENT

A PART OF THE S.E. 1/4, SECTION 8, T9N, R2W, I.M.

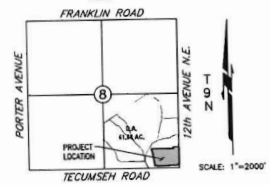
NORMAN, CLEVELAND COUNTY, OKLAHOMA



SCALE: 1" = 60'

THE BEARING OF S 00°00'16" W ON THE EAST LINE OF SECTION 8 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

TOTAL LOTS = 28 RESIDENTIAL LOTS



LOCATION MAP

LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter (S.E. ¼) of Section Eight (8), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Southeast Corner of said S.E. ¼;

THENCE North 00°00'16" East, along the East line of said Southeast Quarter, a distance of 115.00 feet to the POINT OF BEGINNING;

THENCE North 89°52'13" West a distance of 65.00 feet to a point, said point being the intersection of the Northerly Right of Way line of Tecumseh Road (as set out in GRANT OF EASEMENT, recorded in Book 3381, Page 345) and the Westerly Right of Way line of 12th Ave. N.E.;

THENCE along said northerly Right of Way line the following four (4) courses;

1) South 45°00'50" West a distance of 35.35 feet;
2) South 89°57'08" West a distance of 95.03 feet;
3) South 88°16'22" West a distance of 500.22 feet;
4) North 86°23'57" West a distance of 156.03 feet to the Southeast corner of Lot 9, Block 3 of the filed final plat of RED CANYON RANCH ADDITION SECTION 1 (as filed in Book 22 of Plats, Page 113);

THENCE along the property line of said final plat the following three (3) courses;

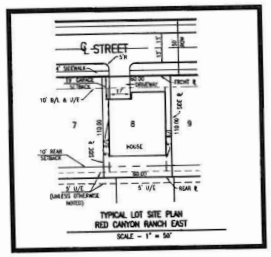
1) THENCE North 08°12'35" West a distance of 243.15 feet;
2) THENCE North 10°21'01" West a distance of 252.63 feet;
3) THENCE North 14°40'56" West a distance of 108.16 feet to a point, said point being the Southwest corner of the filed final plat of RED CANYON RANCH ADDITION SECTION 6 (as filed in Book 25 of Plats, Page 6);

THENCE along the property line of said final plat the following four (4) courses;

1) South 89°58'41" East a distance of 743.05 feet to a point on a non-tangent curve;
2) Around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 09°07'27" East a distance of 39.59 feet) with an arc length of 39.76 feet;
3) North 00°00'43" East a distance of 22.29 feet;
4) South 89°59'17" East a distance of 199.27 feet to a point on the East line of said S.E. ¼;

THENCE South 00°00'16" West along said East line a distance of 627.14 feet to the POINT OF BEGINNING.

Said tract contains 12.41 acres, more or less.



NOTES:

1. COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.
2. UNLESS OTHERWISE NOTED, I.P.'s W/ C.A. 6333 CAPS WERE SET AT ALL PROPERTY CORNERS.

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 CANYON RANCH EAST ; 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.

BENCHMARK: BRASS CAP AT INTERSECTION OF CAROLYN RIDGE RD. & BLACK MESA DRIVE.
ELEV. = _____

D/E = DRAINAGE EASEMENT
SW/E = SIDEWALK EASEMENT
PED/E = PEDESTRIAN EASEMENT
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
C.A. = COMMON AREA
-1000- = ADDRESS

Date: September 12, 2024

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CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	14.57'	14.66'	N 27°13'40" E	8°24'35"
C2	225.00'	230.01'	220.13'	N 60°47'09" E	58°34'22"
C3	200.43'	28.38'	28.31'	S 86°09'50" W	11°18'44"
C4	48.00'	26.11'	25.96'	S 73°56'05" E	31°01'11"
C5	50.00'	138.28'	98.26'	S 42°49'36" W	158°33'33"
C6	48.00'	21.67'	21.68'	S 27°24'17" W	25°08'22"
C7	48.00'	26.91'	26.56'	N 05°42'30" E	32°07'11"
C8	50.00'	134.05'	97.36'	S 50°02'15" E	153°36'56"
C9	48.00'	25.06'	24.39'	S 68°54'56" W	47°50'29"
C10	50.00'	210.03'	86.31'	N 30°19'52" W	240°49'22"
C11	48.00'	50.87'	48.49'	N 59°40'06" E	60°40'22"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 37°23'37" W	28.46'
L2	N 88°11'32" W	8.31'
L3	S 00°00'19" W	23.08'

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