FINAL PLAT
FLINT HILLS ADDITION SECTION 2
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4, SECTION 12, T9N, R3W I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter (SE/4) of Section Twelve (12), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of said SE/4;
THENCE North 00°30'10" West along the East line of said SE/4 a distance of 2104.53 feet to the POINT OF BEGINNING, said point being the Northeast corner of the filed final plat of the SPRINGS AT FLINT HILLS, SECTION 1 (as filed in Book 26 of Plats, Page 9);

THENCE along the property line of said final plat the following five (5) courses:

1) South 89°29'50" West a distance of 50.00 feet;
2) North 90°00'00" West a distance of 594.49 feet;
3) South 37°59'00" West a distance of 165.10 feet;
4) South 53°29'02" East a distance of 301.83 feet;
5) South 00°00'00" East a distance of 152.94 feet;

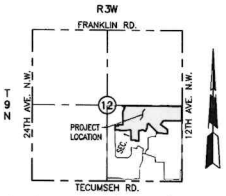
THENCE North 84°10'07" West a distance of 346.34 feet; THENCE South 82°20'14" West a distance of 39.46 feet to a point on the East property line of the filed final plat of FLINT HILLS ADDITION SECTION 1 (as filed in Book 26 of Plats, Page 9-10); THENCE along the property line of said final plat the following eighteen (18) courses:

1) North 13°50'06" East a distance of 42.99 feet;
2) North 44°24'23" West a distance of 415.21 feet;
3) South 51°30'06" West a distance of 49.18 feet;
4) South 00°28'24" West a distance of 100.32 feet;
5) South 24°59'50" West a distance of 166.05 feet;
6) North 65°00'10" West a distance of 125.84 feet to a point on a non-tangent curve;
7) Around a curve to the right having a radius of 125.00 feet (said curve subtended by a chord which bears South 69°23'48" West, a distance of 86.97 feet) and an arc length of 88.83 feet;
8) South 89°45'18" West a distance of 34.82 feet;
9) South 00°14'42" East a distance of 360.00 feet;
10) South 89°45'18" West a distance of 115.00 feet;
11) North 00°14'42" West a distance of 25.83 feet;
12) South 89°45'18" West a distance of 165.00 feet;
13) North 00°14'42" West a distance of 350.00 feet;
14) South 89°45'18" West a distance of 165.00 feet;
15) South 00°14'42" East a distance of 13.80 feet;
16) South 89°45'18" West a distance of 230.00 feet;
17) North 00°14'42" West a distance of 18.00 feet;
18) South 89°45'18" West a distance of 165.00 feet;

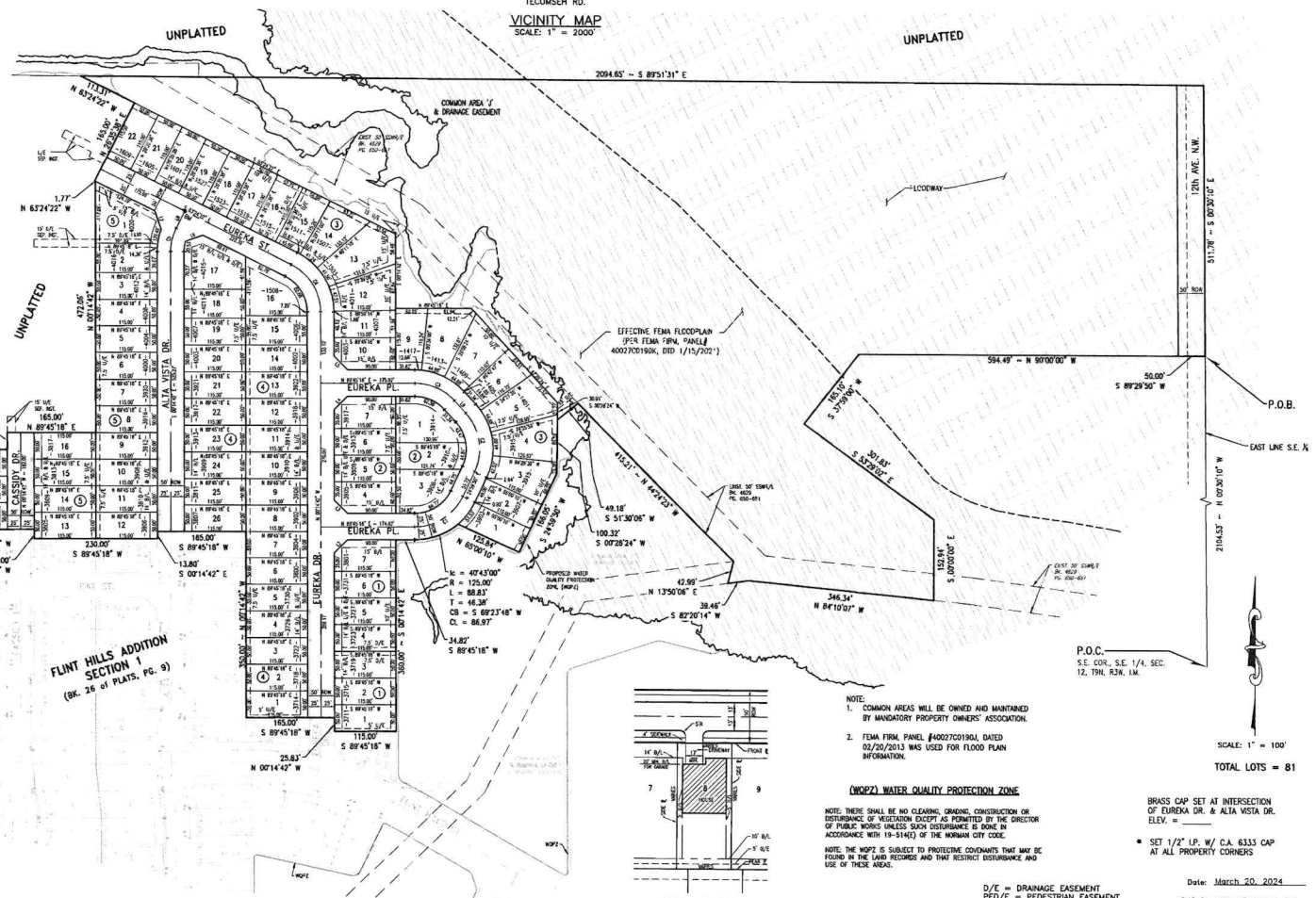
THENCE North 00°14'42" West a distance of 150.00 feet; THENCE North 89°45'18" East a distance of 115.00 feet; THENCE North 00°14'42" West a distance of 32.00 feet; THENCE North 89°45'18" East a distance of 165.00 feet; THENCE North 00°14'42" West a distance of 472.06 feet; THENCE North 63°24'22" West a distance of 1.77 feet; THENCE North 28°35'38" East a distance of 165.00 feet; THENCE North 63°24'22" West a distance of 113.31 feet; THENCE South 89°51'31" East a distance of 2094.65 feet; THENCE South 00°30'10" East a distance of 511.78 feet to the POINT OF BEGINNING. Said tract contains 38.91 acres, more or less.

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 FLINT HILLS ADDITION ; 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.



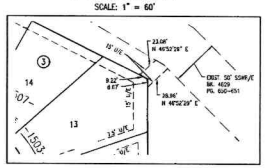
VICINITY MAP
SCALE: 1" = 2000'



SCALE: 1" = 100'

TOTAL LOTS = 81

15' U/E DETAIL
SCALE: 1" = 60'



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	54°11'36"	110.00'	103.97'	N 10°20'55" E	100.16'
C2	12°24'14"	110.00'	23.81'	N 59°31'55" E	23.77'
C3	42°48'15"	110.00'	82.14'	N 89°20'31" E	80.24'
C4	15°05'42"	110.00'	29.00'	S 74°02'09" E	28.91'
C5	58°08'22"	110.00'	111.63'	S 29°57'29" W	106.92'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 44°43'01" W	35.36'
L2	N 45°16'59" E	35.36'
L3	N 44°43'01" W	35.36'
L4	N 45°16'59" E	35.36'
L5	N 89°51'31" E	34.31'
L6	N 89°51'31" E	34.31'
L7	N 44°43'01" W	35.36'
L8	N 45°16'59" E	35.36'
L9	N 89°45'18" W	35.36'
L10	N 89°45'18" W	11.00'

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

NOTE:
1. COMMON AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.
2. FEMA FIRM, PANEL #40027C0190J, DATED 02/20/2013 WAS USED FOR FLOOD PLAIN INFORMATION.

(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 19-514(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.

D/E = DRAINAGE EASEMENT
PED/E = PEDESTRIAN EASEMENT
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
= ADDRESS

BRASS CAP SET AT INTERSECTION OF EUREKA DR. & ALTA VISTA DR.
ELEV. = _____

● SET 1/2" I.P. W/ C.A. 6333 CAP AT ALL PROPERTY CORNERS

Date: March 20, 2024

SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106
Ph.:(405)232-7715
Oklahoma CA#464 Exp.: 6-30-2025

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