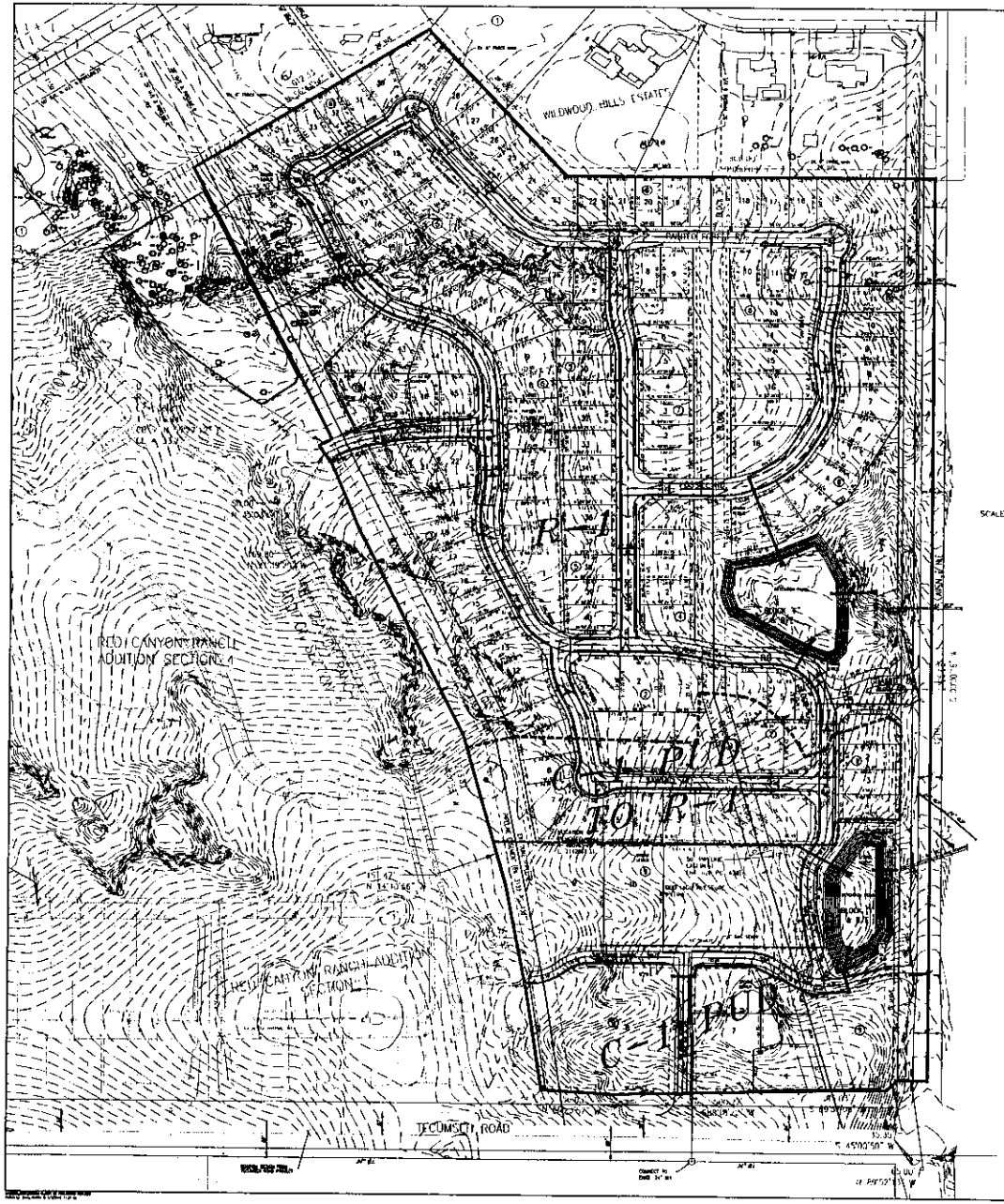
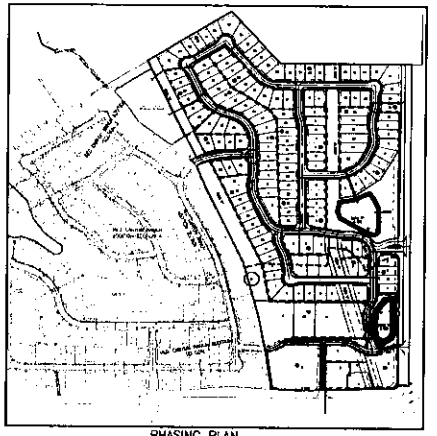


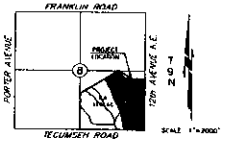
SCALE 1" = 100'

PRELIMINARY PLAT
RED CANYON RANCH
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4, SECTION 8, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

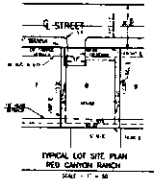


PHASING PLAN
NOT TO SCALE

RESIDENTIAL LOTS - 142
COMMERCIAL LOTS - 0
OPEN SPACE AREA = 12 AC.±



LOCATION MAP



TYPICAL LOT SITE PLAN
RED CANYON RANCH
SCALE 1" = 50'

LEGAL DESCRIPTION

A tract of land going in the Southeast Quarter (S.E. 1/4) 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. 1/4;

THENCE North 00°01'16" East, along the East line of said Southeast Quarter, a distance of 115.00 feet to a point on the Northerly Right of Way line of Tecumseh Road as set out in COURT OF EASEMENT, recorded in Book 3301, Page 345 and the POINT OF BEGINNING;

THENCE along said northerly Right of Way line the following five (5) calls;

1. North 89°32'13" West a distance of 50.00 feet;
2. South 45°00'00" West a distance of 35.35 feet;
3. South 89°57'58" West a distance of 50.03 feet;
4. South 88°16'22" West a distance of 300.22 feet;
5. North 88°23'57" West a distance of 156.62 feet to the Southeast corner of Lot 8, Block 3 of the final final plat of RED CANYON RANCH ADDITION SECTION 1 (as filed in Book 72 of Plats, Page 113);

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

1. THENCE North 00°16'35" West a distance of 215.15 feet;
2. THENCE North 12°21'01" West a distance of 214.91 feet;
3. THENCE North 14°40'56" West a distance of 157.47 feet to a point, said point being the Southeast corner of Lot 1, Block 1 of the final final plat of RED CANYON RANCH ADDITION SECTION 2 (as filed in Book 22 of Plats, Page 214);

THENCE along the property line of said final plat the following six (6) courses:

1. THENCE continuing North 14°40'56" West a distance of 218.82 feet;
2. THENCE North 25°03'20" West a distance of 341.32 feet;
3. THENCE North 21°39'20" West a distance of 169.60 feet;
4. THENCE North 35°03'04" West a distance of 50.00 feet to a point on a non-tangent curve;
5. THENCE along a curve to the left having a radius of 315.00 feet (said curve subtended by a chord which bears North 58°27'12" East a distance of 33.72 feet) with an arc length of 33.81 feet;
6. THENCE North 15°31'20" West a distance of 218.54 feet to a point on the South property line of Rockmont Hills Estates (as filed in Book 18 Page 63);

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

1. THENCE North 58°47'56" East a distance of 612.11 feet;
2. THENCE South 87°32'58" East a distance of 481.16 feet;
3. THENCE South 00°00'00" East a distance of 800.60 feet to a point on the East line of said S.E. 1/4;

THENCE South 00°00'16" West along said East line a distance of 2165.68 feet to the POINT OF BEGINNING.

Said tract contains 7,846,561 square feet, or 64.875 acres, more or less

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS AS PROVIDE FIREWALL COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN FIRE ETC. TO HYDRANT
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA
4. SEE ZONING APPLICATION FOR EXISTING & PROPOSED ZONING CLASSIFICATIONS
5. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED
6. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED (SUBJECT TO PHASING)
7. ALL BLANKS AND/OR BEDDING WITHIN STREET RIGHTS OF WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF RED CANYON RANCH

TOM L. McCALEB, P.E. NO. 13418

* FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP (EQUIVALENT CMP WILL BE ALLOWED)

OWNER / DEVELOPER

SWEETGRASS PARTNERS, L.L.C.
1320 N. PORTER
NORMAN, OKLAHOMA 73071

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT FOR DETENTION OF STORM WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. A 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. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER REASONS, THE MAINTENANCE IS AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE NORMAN CONSULTANT WITH COSTS ASSESSED TO AND BORNE WITH THE PROPERTY OWNERS ASSOCIATION. REFERENCE REPRESENTING THE ENGINEERING BUREAU, PUBLIC WORKS DEPARTMENT, SHALL BE A THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CONSULTING MAINTENANCE OF THE FACILITY. UPON REQUESTING WRITTEN REMOVAL FROM THE PROPERTY OWNERS, THE CITY ENGINEER DETERMINES PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY

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TOM L. McCALEB
13418
OKLAHOMA

RED CANYON RANCH
A PLANNED UNIT DEVELOPMENT
12TH AVE. N.E. & TECUMSEH RD.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
115 N. Robinson, Suite 100
Oklahoma City, OK 73102
(405) 232-7164
Fax (405) 232-7746
CERTIFICATE OF AUTHORIZATION NO. 1463

DATE	REVISIONS
1-29-97	PRELIMINARY PLAT
2-13-97	PRELIMINARY PLAT
3-13-97	PRELIMINARY PLAT
4-14-97	PRELIMINARY PLAT
5-12-97	PRELIMINARY PLAT
6-13-97	PRELIMINARY PLAT
7-14-97	PRELIMINARY PLAT
8-13-97	PRELIMINARY PLAT
9-12-97	PRELIMINARY PLAT
10-13-97	PRELIMINARY PLAT
11-13-97	PRELIMINARY PLAT
12-13-97	PRELIMINARY PLAT
1-13-98	PRELIMINARY PLAT

PROJECT NO. 1-97-1
DATE: 1-29-97
SCALE: 1" = 100'
DRAWN BY: SMC
CHECKED: TOM L. McCALEB
P.E. NUMBER 13418

PRELIMINARY PLAT

SHEET NO. 1