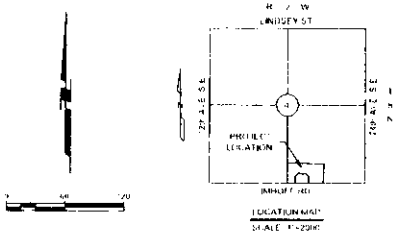
PRELIMINARY PLAT

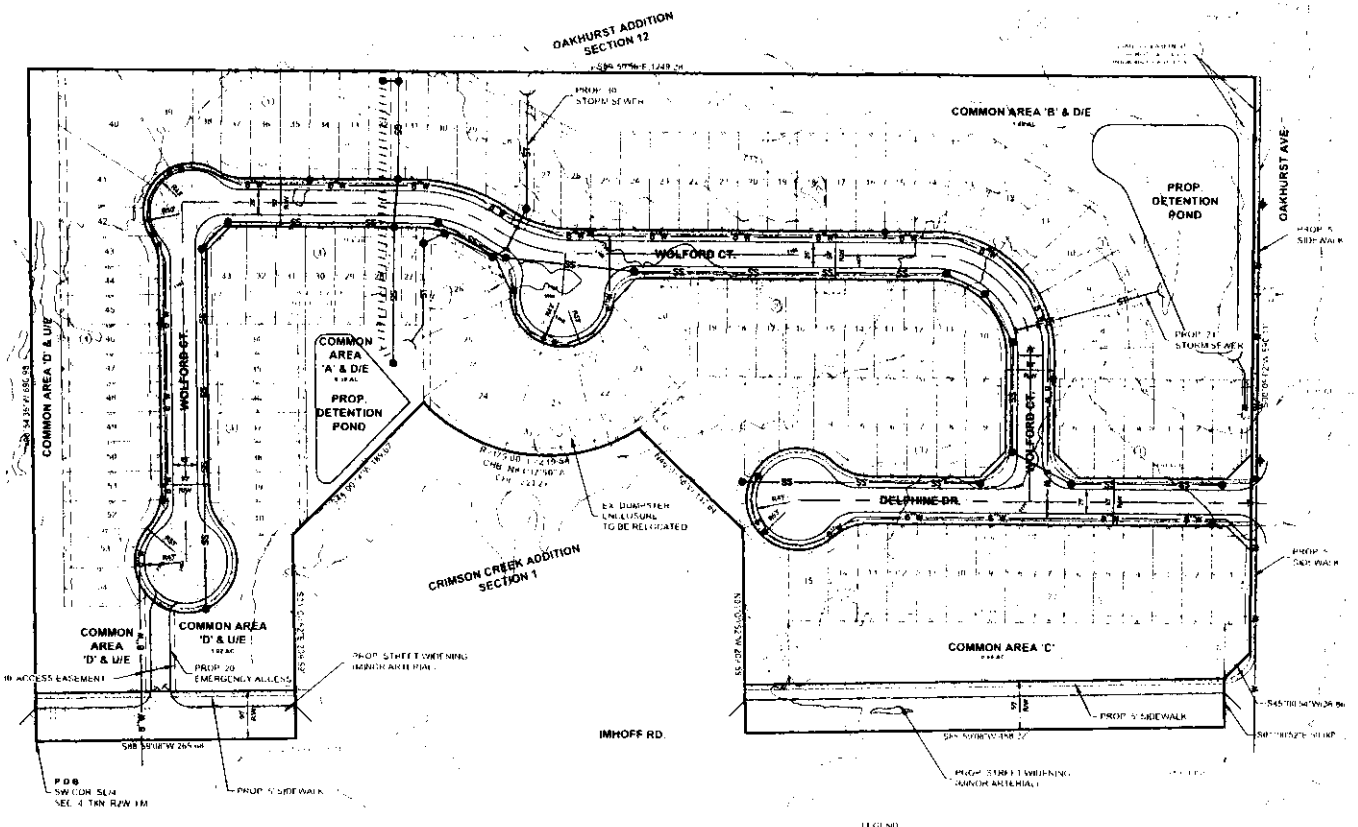
of

THE VILLAGES

A PLANNED UNIT DEVELOPMENT

BEING A PART OF SE/4, SEC. 4, T8N, R2W, I.M.
AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA





UTILITY LEGEND

EXISTING WATER LINE
EXISTING SANITARY SEWER LINE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED STORM SEWER LINE
PROPOSED FIRE HYDRANT

LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY
STAT. R/W = STATUTORY RIGHT OF WAY
E.M.A. = EMERGENCY ACCESS
C.A. = COMMON AREA
B.L. = BUILDING LINE
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
D & U/E = DRAINAGE & UTILITY EASEMENT

LEGAL DESCRIPTION

A part of the Southeast Quarter (SE/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southwest corner of said Southeast Quarter (SE/4);

THENCE North 01°16'37" West on the west line of said Southeast Quarter (SE/4), a distance of 1,318.98 feet to the Southwest corner of Lot 12, Block 32 of OAKHURST ADDITION SECTION 12;

THENCE South 90°00'00" East on the south line of OAKHURST ADDITION SECTION 12, a distance of 1,249.24 feet to the west line of Oakhurst Avenue;

THENCE South 00°00'00" West a distance of 500.11 feet;

THENCE South 44°15'15" West a distance of [illegible] feet;

THENCE South 01°16'37" East a distance of 50.00 feet to the south line of said Southeast Quarter (SE/4);

THENCE South 88°59'08" West on said south line a distance of 1,211.26 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

Lot Four (4), Block Four (4), of CRIMSON CREEK ADDITION SECTION 1, an Addition, Cleveland County, Oklahoma, according to the plat of record in Book 23, at Page 23.

Said described tract of land contains a gross area of 710,924 square feet or 16.3[illegible] acres and a net area, less street rights-of-way, of 677,679 square feet or 15.5[illegible] acres, more or less.

Notes

1. All islands, medians, and street rights-of-way, and arterial landscaping with an irrigation system, shall be maintained by the property owners association within THE VILLAGES.
2. 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 on the plat of THE VILLAGES. However, if maintenance is not performed to the satisfaction of the municipal authorities, they determine it to be a hazard to public safety by the city, then the maintenance may be performed by the government jurisdiction with costs assessed to and borne 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 alter, improve, and/or remove structures within the easement, provided the improvements does not interfere with the function of the detention facility.

OWNER / DEVELOPER

CENSAR HOMES
1737 MARKET PLACE BLVD, SUITE 100
IRVING, TX 75063

ENGINEER

JOHNSON & ASSOCIATES, INC.
1[illegible] E. SHERIDAN AVE., SUITE 200
OKLAHOMA CITY, OKLAHOMA 73104
(405) 7[illegible]-4875

TOTAL ACRES = 16.3205 AC
TOTAL UNITS = 104
TOTAL COMMON AREA = [illegible] AC
TOTAL % COMMON AREA = 25%

PRELIMINARY PLAT

of

THE VILLAGES

Johnson & Associates
1[illegible] E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
[illegible]
ENGINEERS SURVEYORS PLANNERS