

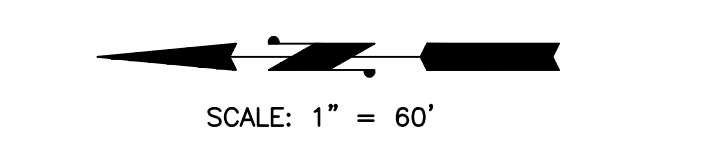
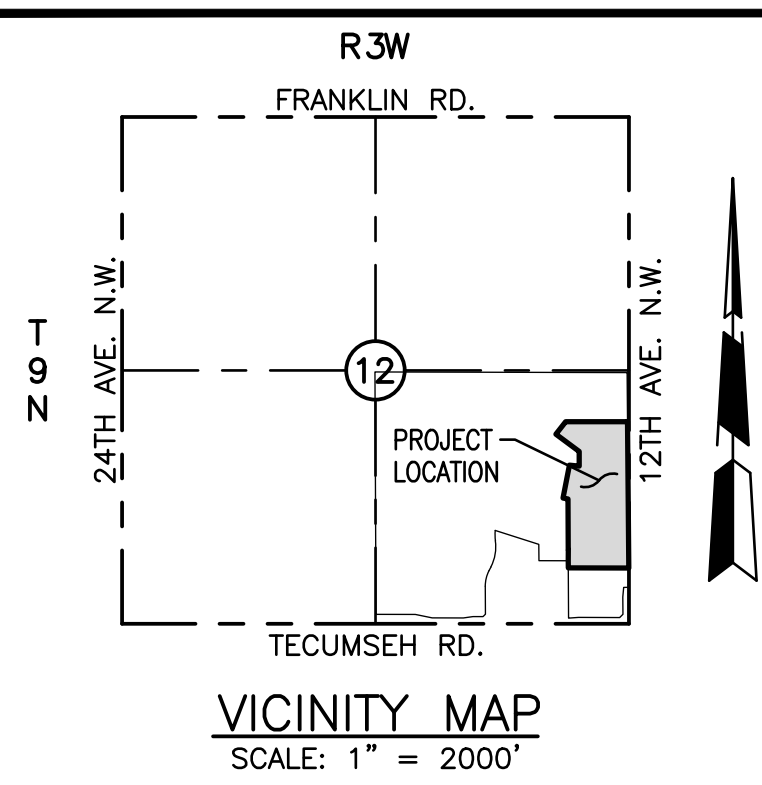
# FINAL PLAT

## SPRINGS AT FLINT HILLS SECTION 1

### A PLANNED UNIT DEVELOPMENT

#### A PART OF THE S.E. 1/4, SECTION 12, T9N, R3W I.M.

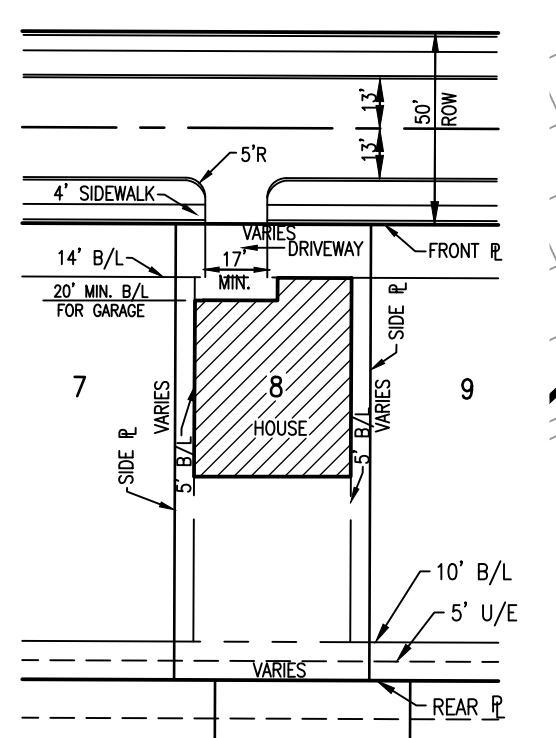
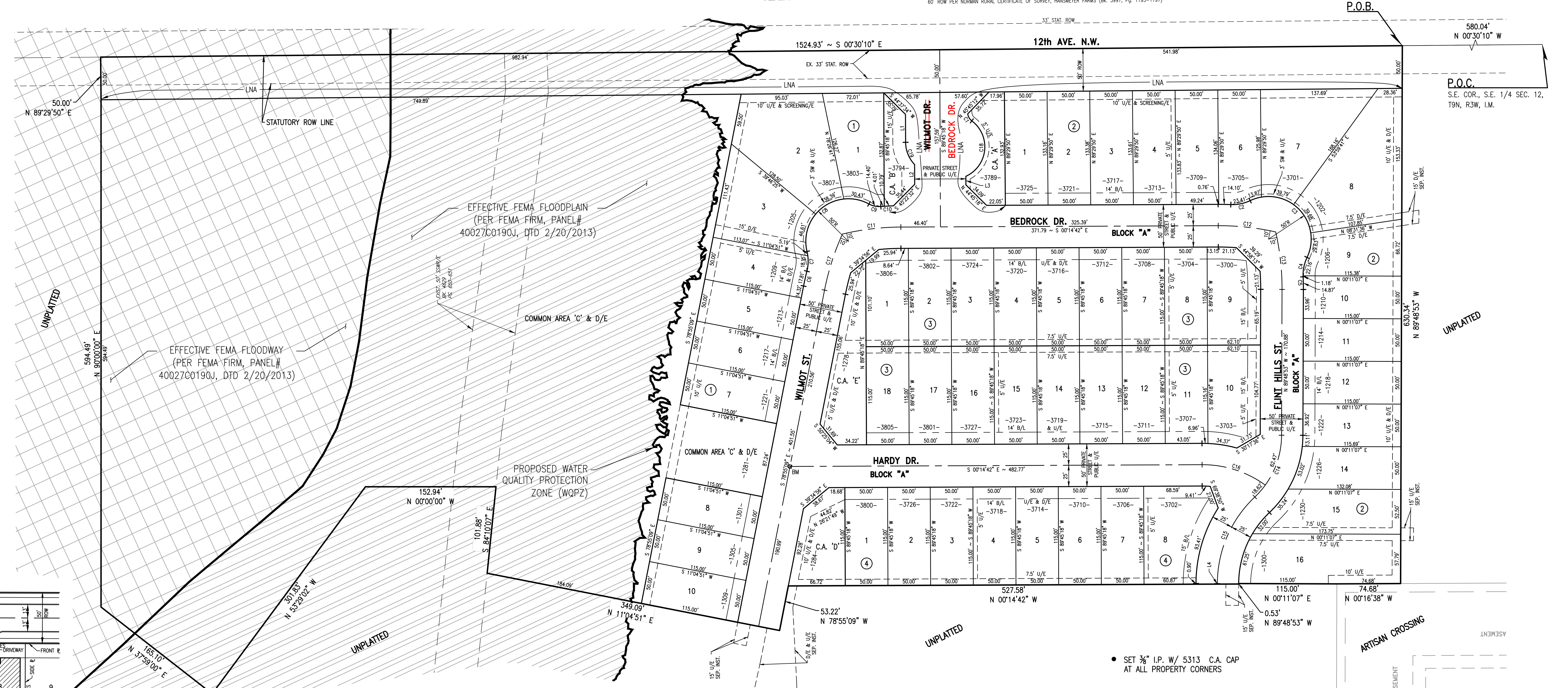
#### NORMAN, CLEVELAND COUNTY, OKLAHOMA



THE BEARING OF S 00°30'10" E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

TOTAL LOTS = 52

**VICINITY MAP**  
SCALE: 1" = 2000'



**LINE TABLE**

LINE BEARING	DISTANCE
1.1 N 89°45'18" E	3.32
1.2 N 89°45'18" E	23.15
1.3 N 89°45'18" E	8.88
1.4 S 89°48'53" E	0.72

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD	BEARING	CHORD LENGTH
C1	45°49'52"	12.00	8.81	5.20	5.89	S 89°11'11" W	9.54
C2	27°51'43"	48.00	23.34	11.91	11.33	N 11°33'19" E	23.11
C3	14°05'44"	50.00	12.97	140.86	N 44°58'13" E	84.24	
C4	27°51'43"	48.00	23.34	11.91	N 62°50'16" W	23.11	
C5	23°31'15"	125.00	14.83	7.43	N 89°50'30" E	14.88	
C6	37°08'28"	125.00	17.83	8.91	N 72°28'38" W	17.81	
C7	27°51'43"	48.00	23.34	11.91	S 89°45'18" E	23.11	
C8	11°02'16.50"	50.00	11.54	113.00	N 37°30'05" W	81.45	
C9	13°09'58"	25.00	14.40	7.41	S 72°08'01" W	14.21	
C10	23°31'15"	125.00	14.80	7.40	N 03°04'01" W	14.80	
C11	13°11'59"	100.00	16.11	34.71	N 06°50'42" W	68.98	
C12	12°29'47"	100.00	16.73	34.08	N 04°11'11" E	67.73	
C13	12°29'47"	100.00	16.73	34.08	N 83°24'14" E	67.73	
C14	48°27'41"	100.00	18.09	42.92	S 66°50'02" W	78.89	
C15	48°27'41"	140.00	113.53	60.59	N 66°50'02" W	119.44	
C16	38°15'47"	125.00	18.11	40.83	N 17°53'11" E	17.80	
C17	13°11'59"	100.00	16.11	34.71	N 72°30'09" W	68.98	
C18	11°04'43.00"	38.00	18.70	64.18	N 83°51'20" W	62.39	
C19	43°27'41"	38.00	18.82	15.14	S 88°14'46" W	28.13	

**(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.

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 SPRINGS AT FLINT HILLS, SECTION 1; 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.

- SET 3/8" I.P. W/ 5313 C.A. CAP AT ALL PROPERTY CORNERS

- NOTES:
1. COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.
  2. BLOCK "A" IS A PRIVATE STREET & PUBLIC UTILITY EASEMENT

BENCHMARK: SET BRASS CAP AT INTERSECTION OF HARDY ST. & WILMOT DR.  
ELEV. =

C.A. = COMMON AREA  
D/E = DRAINAGE EASEMENT  
ACCESS/E = ACCESS EASEMENT  
LNA = LIMITS OF NO ACCESS  
U/E = UTILITY EASEMENT  
B/L = BUILDING LINE  
-1111- = ADDRESS

Date: December 14, 2022  
SMC Consulting Engineers, P.C.  
815 W. Main Street  
Oklahoma City, OK 73106  
Ph.: (405)232-7715  
Oklahoma CA#464 Exp. 6/30/2023

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