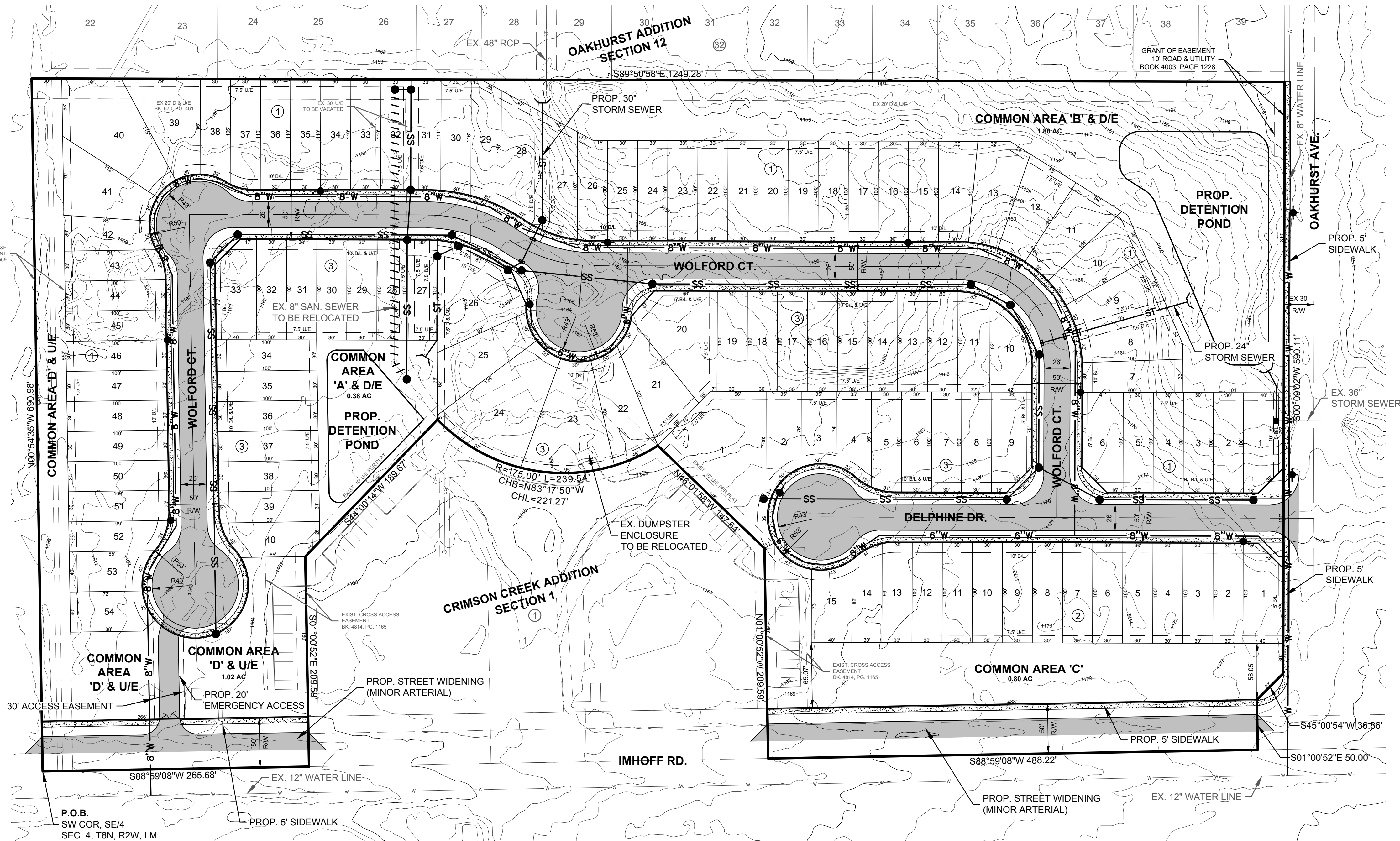
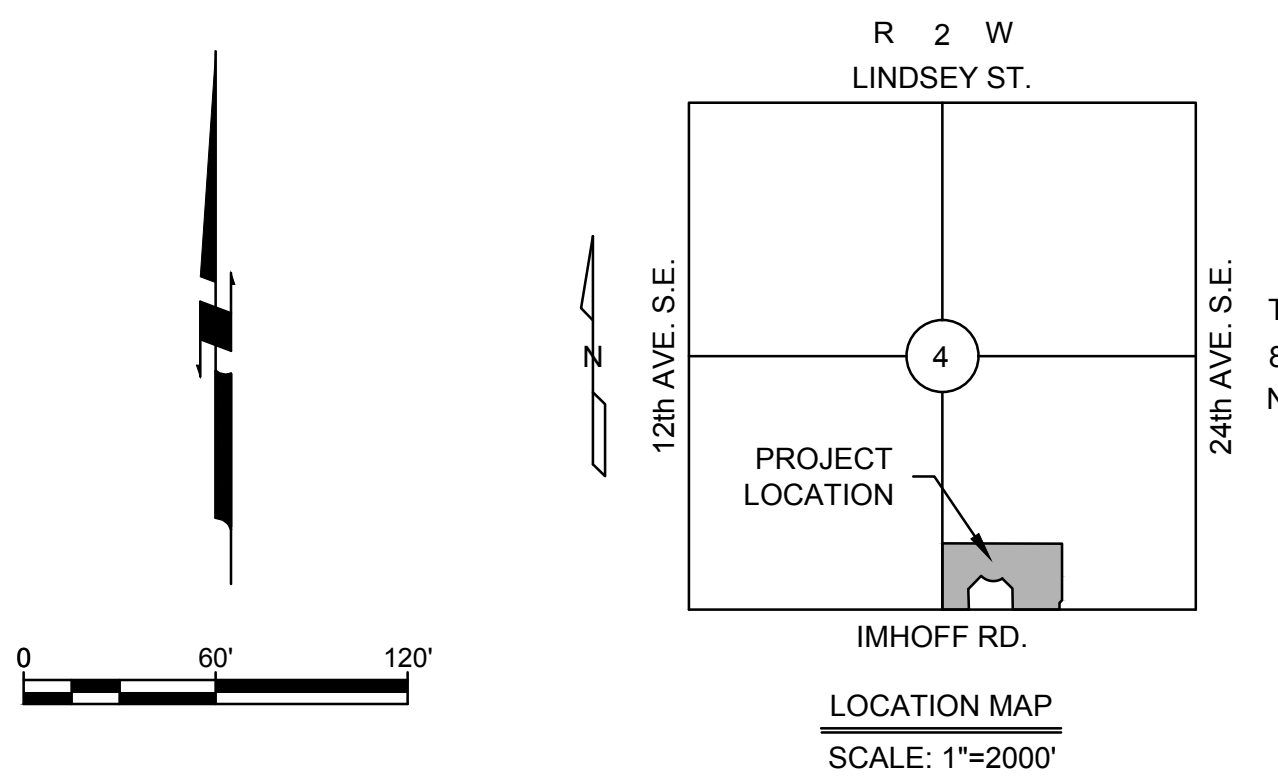


PRELIMINARY PLAT
of
THE VILLAGES

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

- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- SS — PROPOSED 8" SANITARY SEWER LINE
- ST — 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
- L.N.A. = LIMITS OF NO ACCESS
- C.A. = COMMON AREA
- B/L = BUILDING LIMIT 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°03'37" West on the west line of said Southeast Quarter (SE/4) a distance of 690.98 feet to the southwest corner of Lot 22, 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 1249.28 feet to the west line of Oakhurst Avenue;

THENCE South 00°00'00" West a distance of 590.11 feet;

THENCE South 44°51'52" West a distance of 36.86 feet;

THENCE South 01°09'54" East a distance of 50.00 feet to the south line of said Southeast Quarter (SE/4);

THENCE South 88°50'06" West on said south line a distance of 1211.76 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

Lot One (1), in Block One (1) of CRIMSON CREEK ADDITION SECTION 1, to Norman, Cleveland County, Oklahoma, according to the plat recorded in Book 21 of Plats, Page 53.

Said described tract of land contains a gross area of 710,923 square feet or 16.3205 acres and a net area, less streets rights of way, of 672,679 square feet or 15.4426 acres, more or less.

Notes:

- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the property owners association within THE VILLAGES.
- 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 THE VILLAGES; 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.

OWNER / DEVELOPER

LENNAR HOMES
1707 MARKETPLACE BLVD. SUITE 100
IRVING, TX 75063

ENGINEER

JOHNSON & ASSOCIATES, INC.
1 E. SHERIDAN AVE., SUITE 200
OKLAHOMA CITY, OKLAHOMA 73104
(405) 235-8075

TOTAL ACRES = 16.3205 AC

TOTAL UNITS = 109

TOTAL COMMON AREA = 4.0815 AC

TOTAL % COMMON AREA = 25%

PRELIMINARY PLAT
of

THE VILLAGES



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX: (405) 235-8078 www.jaok.com
Certificate of Authorization #1404 Exp. Date: 06-30-2023
• ENGINEERS • SURVEYORS • PLANNERS •