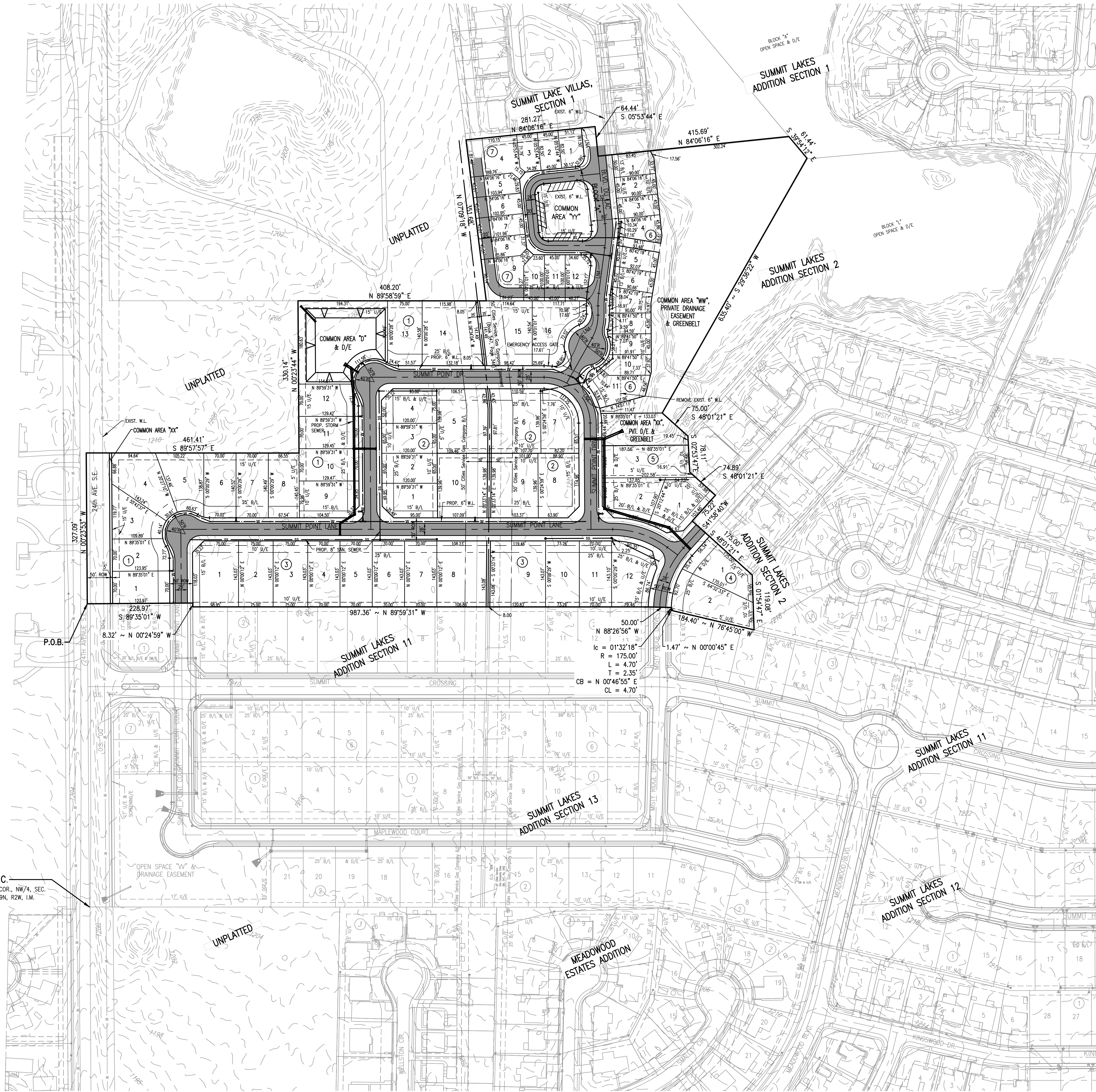
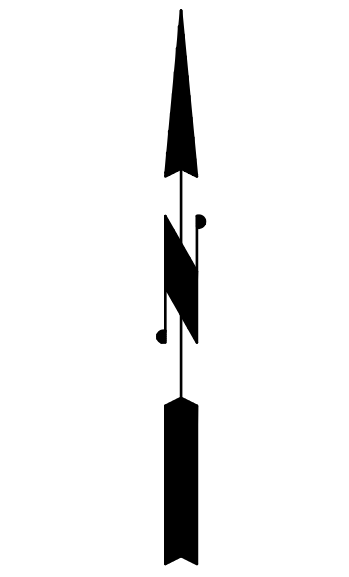




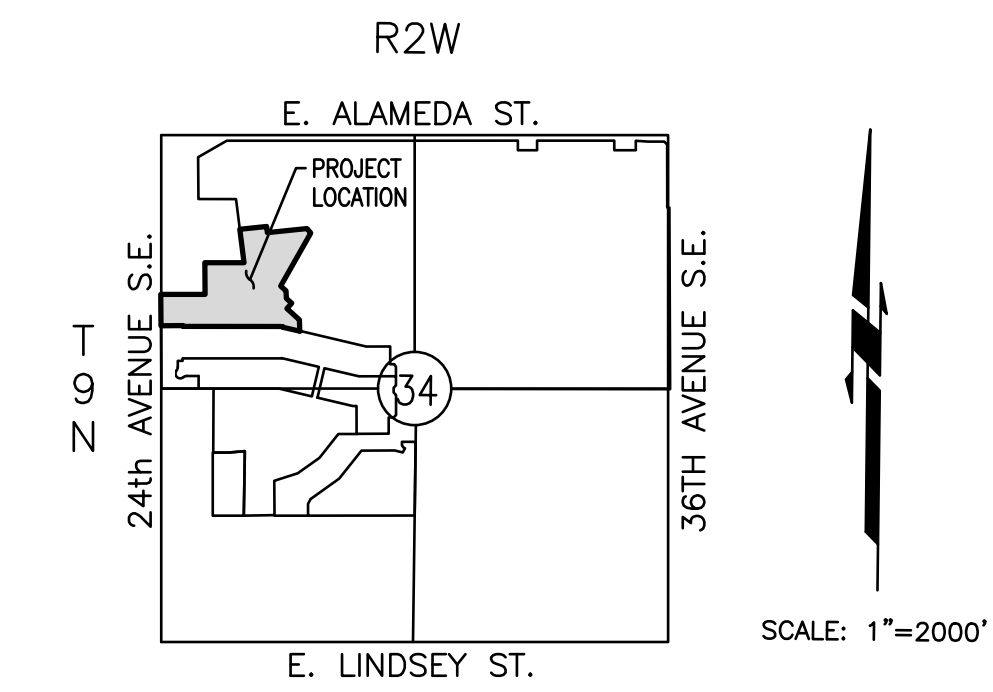
STORM DRAINAGE DETENTION FACILITY EASEMENT

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 "SUMMIT LAKES 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.

PRELIMINARY PLAT
SUMMIT LAKES ADDITION –
SUMMIT LAKE VILLAS, P.U.D.
A PART OF SECTION 34, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



SCALE: 1" = 100'
LOT COUNT
R-1 = 43 LOTS
PUD = 23 LOTS



LEGAL DESCRIPTION

A tract of land located in Northwest Quarter (NW/4) of Section Thirty-four (34), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said NW/4; THENCE North 00°23'53" West along the West line of said NW/4 a distance of 657.40 feet to the POINT OF BEGINNING;

THENCE North 00°23'53" West a distance of 327.09 feet; THENCE South 89°58'59" East a distance of 461.41 feet; THENCE North 00°23'44" West a distance of 330.14 feet; THENCE South 89°58'59" East a distance of 408.20 feet; THENCE North 07°09'18" West a distance of 351.68 feet to the Southwest corner of Lot 5, Block 3 of the filed final plat of SUMMIT LAKE VILLAS, SECTION 1 (as filed in Book 85, Page 85-87); THENCE along the boundary of said final plat the following three (3) courses:

- 1) North 84°06'16" East a distance of 281.27 feet;
- 2) South 08°53'44" East a distance of 64.44 feet;
- 3) North 84°06'16" East a distance of 415.69 feet to a point on the West boundary line of "Open Space 'A'", as shown on the filed final plat of SUMMIT LAKES ADDITION, SECTION 1 (as filed in Book 17, Page 158);

THENCE South 39°54'12" East along the boundary of said final plat a distance of 614.44 feet to the Northwest corner of Block 'L', as shown on the filed final plat of SUMMIT LAKES ADDITION SECTION 2 (as filed in Book 18, Page 26-27); THENCE along the boundary of said final plat the following seven (7) courses:

- 1) North 29°36'22" West a distance of 635.40 feet;
- 2) South 48°01'21" East a distance of 75.00 feet;
- 3) South 02°53'47" East a distance of 78.11 feet;
- 4) South 48°01'21" East a distance of 74.89 feet;
- 5) South 41°58'40" West a distance of 75.22 feet;
- 6) South 48°01'21" East a distance of 175.00 feet;
- 7) South 01°54'47" East a distance of 119.08 feet to a point on the North boundary line of the filed final plat of SUMMIT LAKES ADDITION SECTION 11 (as filed in Book 25, Page 75);

THENCE along the boundary of said final plat the following seven (7) courses:

- 1) North 76°45'00" West a distance of 184.40 feet;
- 2) North 00°00'45" East a distance of 1.47 feet to a point on a non-tangent curve;
- 3) Around a curve to the right having a radius of 175.00 feet (said curve subtended by a chord which bears North 00°46'55" East, a distance of 4.70 feet) and an arc length of 4.70 feet;
- 4) North 88°26'56" West a distance of 50.00 feet;
- 5) North 89°59'31" West a distance of 987.36 feet;
- 6) North 00°24'59" West a distance of 8.32 feet;
- 7) South 89°35'01" West a distance of 228.97 feet to the POINT OF BEGINNING.

Said tract contains 22.08 acres, more or less.

NOTES:

1. EXISTING ZONING IS R-1 & PUD.
2. BLOCK "A" IS A PRIVATE STREET & PUBLIC UTILITY & DRAINAGE EASEMENT.
3. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
4. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
5. ALL PROPOSED SANITARY SEWER LINES ARE 8-INCH EXCEPT AS NOTED.
6. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE MANDATORY PROPERTY OWNERS ASSOCIATION.

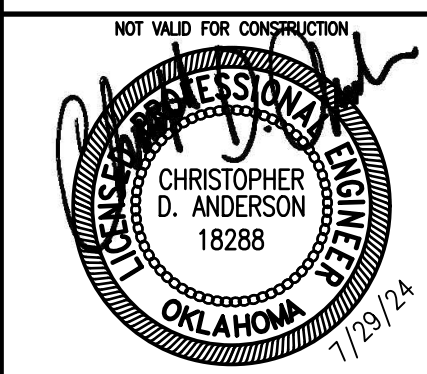
O.S. = OPEN SPACE
A/E = ACCESS EASEMENT
D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
PED/E = PEDESTRIAN EASEMENT
B/L = BUILDING LINE
-1000- = ADDRESS

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

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OWNER / DEVELOPER
SUMMIT LAKES, L.L.C.
1203 BROOKHAVEN BLVD.
NORMAN, OKLAHOMA 73072

ENGINEER
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106



SUMMIT LAKES ADDITION
SUMMIT LAKE VILLAS, P.U.D.

24TH AVE. S.E. & LINDSEY ST.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
1001 N. LINCOLN ST., SUITE 100
NORMAN, OKLAHOMA 73069
TEL: 405-232-7115 FAX: 405-232-7889
WWW.SMCENGINEERS.COM
DATE: 08/25/24
SCALE: 1" = 100'
DRAWN BY: G.B.
ENGINEER: CHRISTOPHER D. ANDERSON
P.E. NUMBER: 18288

PROJECT NO.: 5886.00
DATE: 08/25/24
SCALE: 1" = 100'
DRAWN BY: G.B.
ENGINEER: CHRISTOPHER D. ANDERSON
P.E. NUMBER: 18288

PRELIMINARY PLAT

SHEET NO.
1