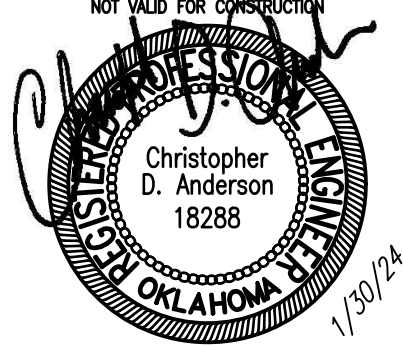


PRELIMINARY PLAT
WHISPERING TRAILS ADDITION
A PART OF THE S.W. 1/4 OF SECTION 34, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

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OWNER/DEVELOPER:
SHAZ DEVELOPMENT GROUP INC.
P.O. BOX 720088
NORMAN, OK 73070

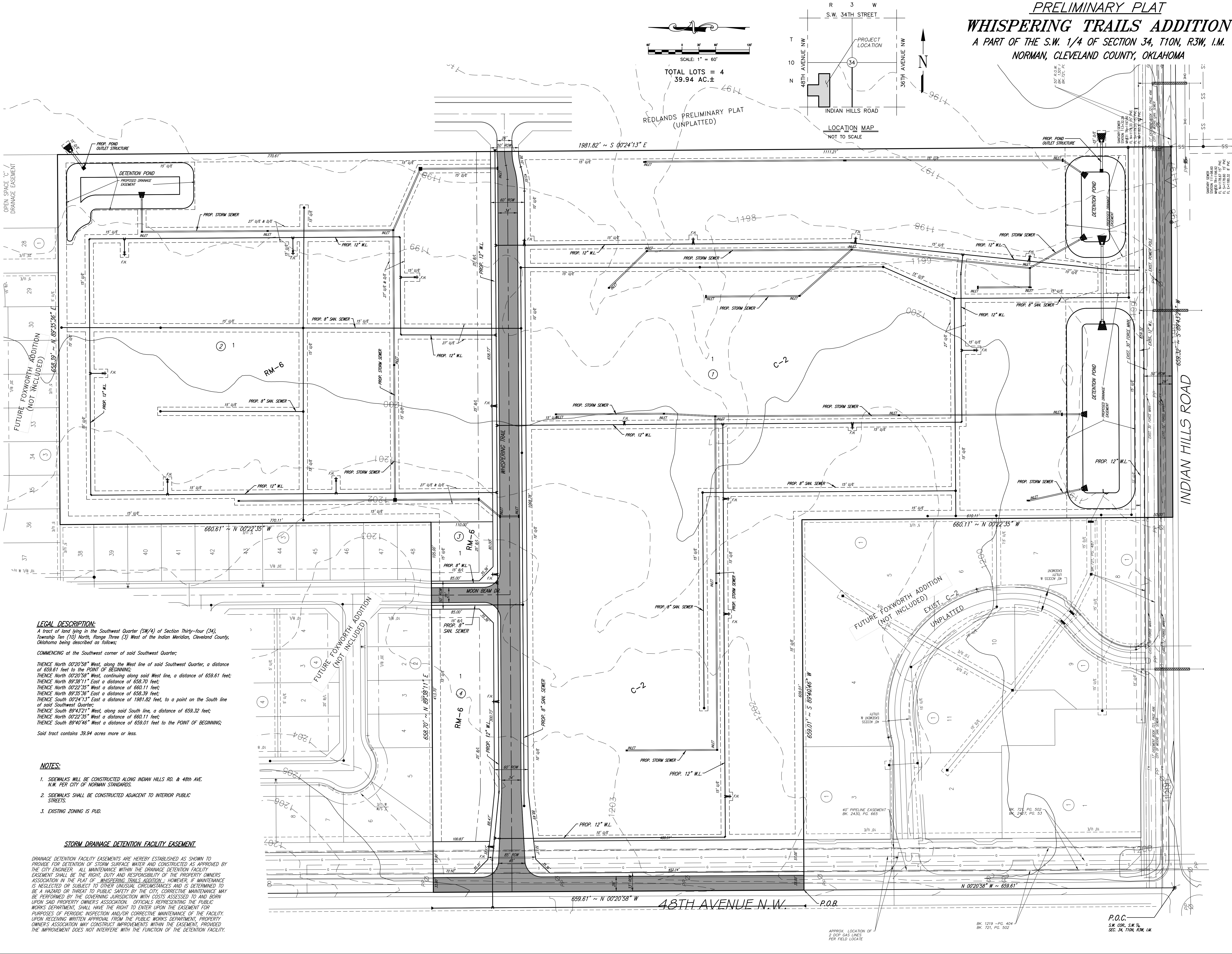
DESIGNED BY :
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN
OKLAHOMA CITY, OK 73106
(405) 232-7715



PRELIMINARY PLAT
PRELIMINARY PLAT
48th AVE. N.W. & INDIAN HILLS RD.
NORMAN, OKLAHOMA

PROJECT NO: 6254.00
DATE: 8/21/23
SCALE: 1" = 60'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

PRELIMINARY PLAT
SHEET NO.
1



LEGAL DESCRIPTION:
A tract of land lying in the Southwest Quarter (SW 1/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being described as follows:
COMMENCING at the Southwest corner of said Southwest Quarter;
THENCE North 00°20'58" West, along the West line of said Southwest Quarter, a distance of 659.61 feet to the POINT OF BEGINNING;
THENCE North 00°20'58" West, continuing along said West line, a distance of 659.61 feet;
THENCE North 89°38'11" East a distance of 658.70 feet;
THENCE North 00°22'35" West a distance of 660.11 feet;
THENCE North 89°35'36" East a distance of 658.39 feet;
THENCE South 00°24'13" East a distance of 1981.82 feet, to a point on the South line of said Southwest Quarter;
THENCE South 89°43'21" West, along said South line, a distance of 659.32 feet;
THENCE North 00°22'35" West a distance of 660.11 feet;
THENCE South 89°40'46" West a distance of 659.01 feet to the POINT OF BEGINNING;
Said tract contains 39.94 acres more or less.

- NOTES:**
1. SIDEWALKS WILL BE CONSTRUCTED ALONG INDIAN HILLS RD. & 48TH AVE. N.W. PER CITY OF NORMAN STANDARDS.
 2. SIDEWALKS SHALL BE CONSTRUCTED ADJACENT TO INTERIOR PUBLIC STREETS.
 3. EXISTING ZONING IS PUD.

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 "WHISPERING TRAILS 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.