#### R 2 W PRELIMINARY PLAT **LEGAL DESCRIPTION:** ENGINEER: GRUBBS CONSULTING, LLC 1800 S. SARA ROAD YUKON, OKLAHOMA 73099 **DEVELOPER:** PREMIUM LAND THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4), SUBDIVISION CONTAINS: LINDSEY ST. 305 W. MEMORIAL RD IRONWOOD HILLS TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN GROSS SUBDIVISION AREA = 77.64 ACRES OKLAHOMA CITY, OKLAHOMA 73114 NUMBER OF DUPLEX LOTS = 52MERIDIAN, CLEVELAND COUNTY, OKLAHOMA 405-397-3855 (405) 265-0641 NUMBER OF SINGLE FAMILY LOTS = 299 CURRENT ZONING = PUD A PLANNED UNIT DEVELOPMENT ~SITE BEING A PART OF THE NORTHWEST QUARTER (NW/4), OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN NE COR. NW/4 SEC. 2, T10N, R2W, I.M. NE COR. NE/4 SEC. 2, T10N, -R2W, I.M. MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA NW COR. NW/4 SEC. 2, T10N, -R2W, I.M. N89°41'32"E -LINDSEY STREET-N89'47'24"W 2650.30' S89'41'32"W 1322.29' HIGHWAY #9 LOCATION MAP —- <del>G STREET</del> GRAPHIC SCALE TIMBERCREST DRIVE ( IN FEET ) 1 inch = 100 ft.N 89°41'54" E CREEKBEND CIR 10' U/E (UNLESS OTHERWISE NOTED) 55.00 (VARIES) TYPICAL LOT SITE PLAN IRONWOOD HILLS (55' WIDE DUPLEX LOTS) AREA B & D/E ±12326 SF SCALE: NTS 10' U/E (UNLESS OTHERWISE NOTED) 10' U/E -REAR P — - <del>G\_STREET</del>-TYPICAL LOT SITE PLAN IRONWOOD HILLS (50' WIDE SINGLE-FAMILY ELMSHADE CT HIGHBANK CIR-LOTS w/ ADU) ∼FRONT P SCALE: NTS /—8" W/L PLAT NOTES: -SADDLE RIDGE LANE-1. COMMON AREAS SHALL BE MAINTAINED BY THE IRONWOOD HILLS PROPERTY (UNLESS OWNERS ASSOCIATION. OTHERWISE NOTED) CA=COMMON AREA PG=PAGE BK=BOOK R/W = RIGHT-OF-WAYTYPICAL LOT SITE PLAN 25 ±6528 SF 12\* W/L —1 LNA = LIMITS OF NO ACCESS IRONWOOD HILLS (50' WIDE SINGLE-FAMILY LOTS) B/L = BUILDING LINEU/E = PUBLIC UTILITY EASEMENTSCALE: NTS D/E = PUBLIC DRAINAGE EASEMENTD&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT PD/E = PRIVATE DRAINAGE EASEMENT ESMT = EASEMENTO = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED ● = SET #3 BAR W/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED TEAGAN WAY 50' | 50' | 50' | 50' | 50' | 50' | 42' (X) BLOCK NO. STORM DRAINAGE DETENTION FACILITY EASEMENT PROP. SANITARY SEWER (SS) DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM EXIST. SANITARY SEWER SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION --- PROP. SANITARY SEWER FORCE MAIN FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PROP. WATERLINE (W/L) PLAT OF <u>IRONWOOD</u> <u>HILLS</u>; HOWEVER, IF MAINTENANCE IS NEGLECTED OF SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND EXIST. WATERLINE IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PROP. STORM SEWER (STS) PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS SEE SHEET PP2 ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE ENGINEERING DIVISION, 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 RUBBS CONSULTING, LLC RECÉIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CIVIL ENGINEERING & LAND PLANNING CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE 1800 S. SARA ROAD IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE YUKON, OK 73099 DETENTION FACILITY Phone: (405) 265-0641 Fax: (405) 265-0649 GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26

### LEGAL DESCRIPTION:

THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA

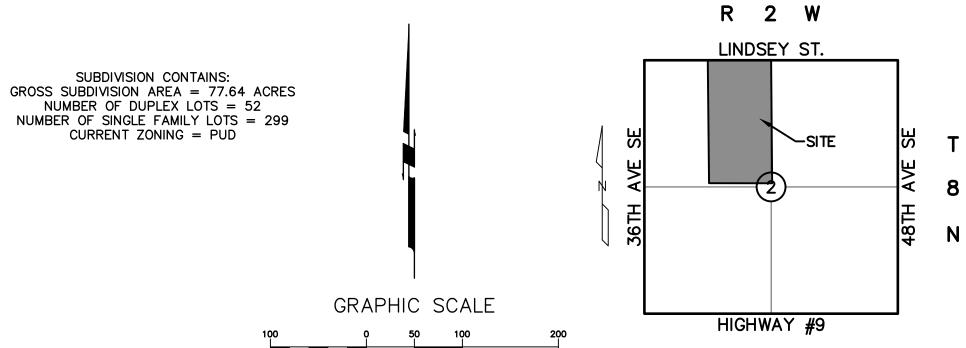
DEVELOPER:
PREMIUM LAND
305 W. MEMORIAL RD
OKLAHOMA CITY, OKLAHOMA 73114
405-397-3855

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

# PRELIMINARY PLAT<br/> IRONWOOD HILLS

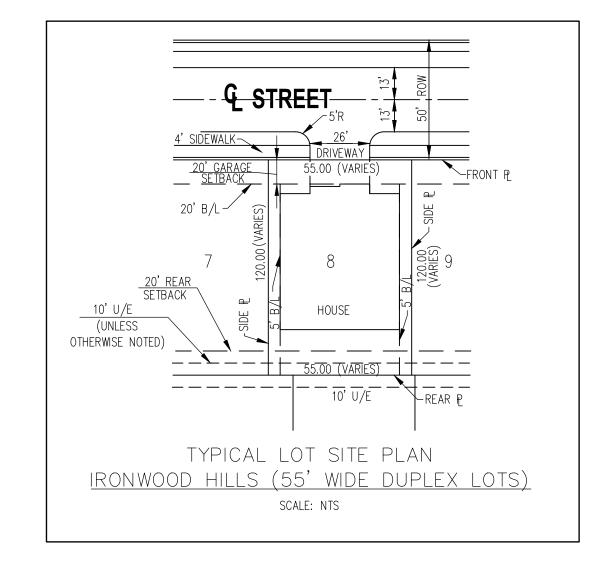
A PLANNED UNIT DEVELOPMENT

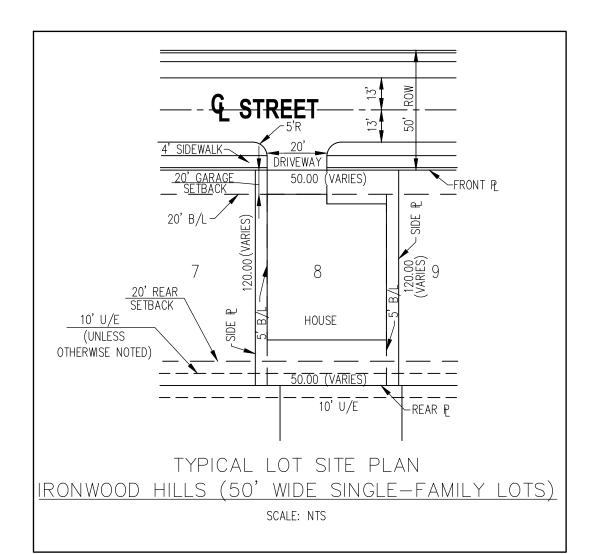
BEING A PART OF THE NORTHWEST QUARTER (NW/4), OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA



( IN FEET )

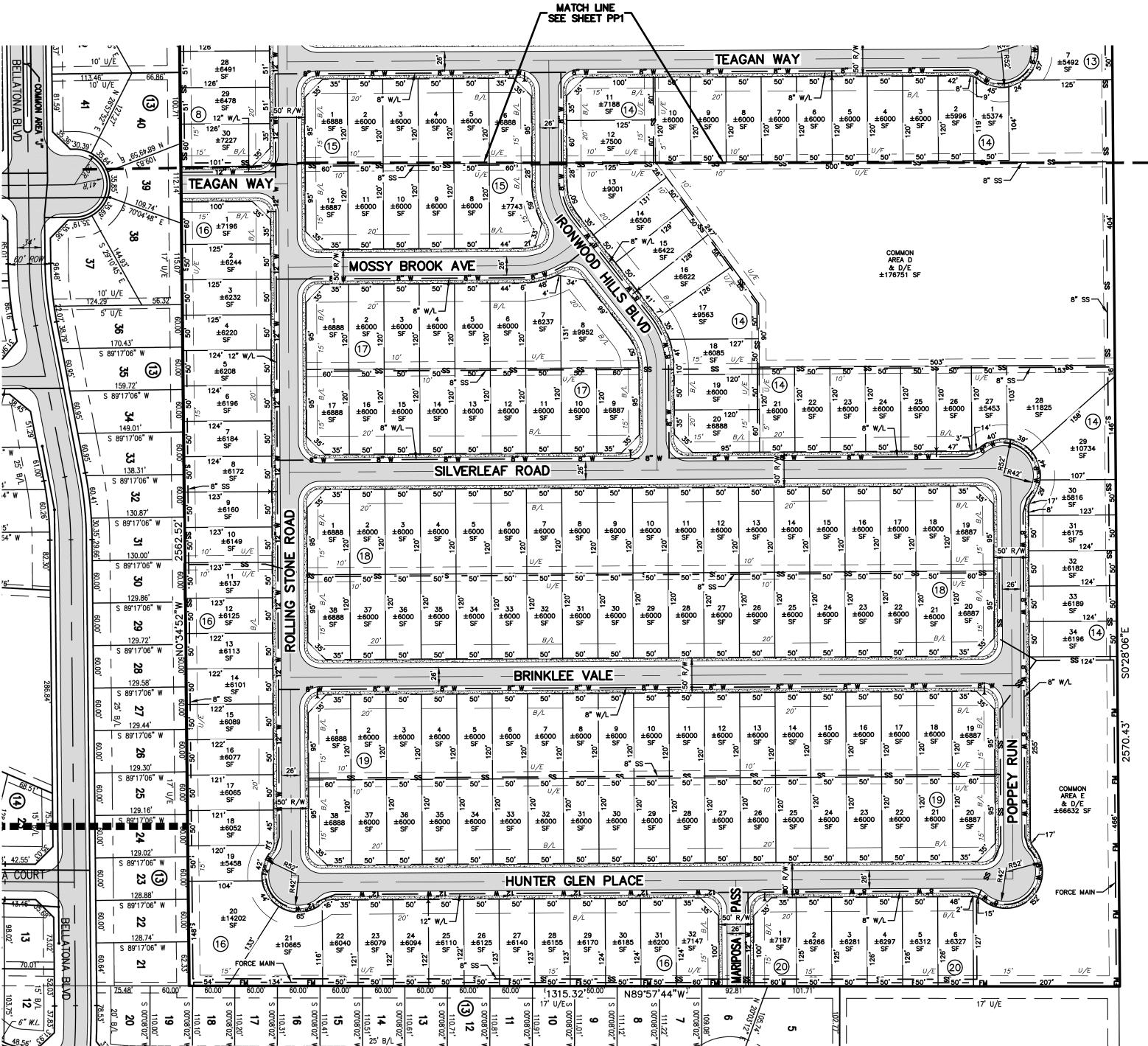
1 inch = 100 ft.

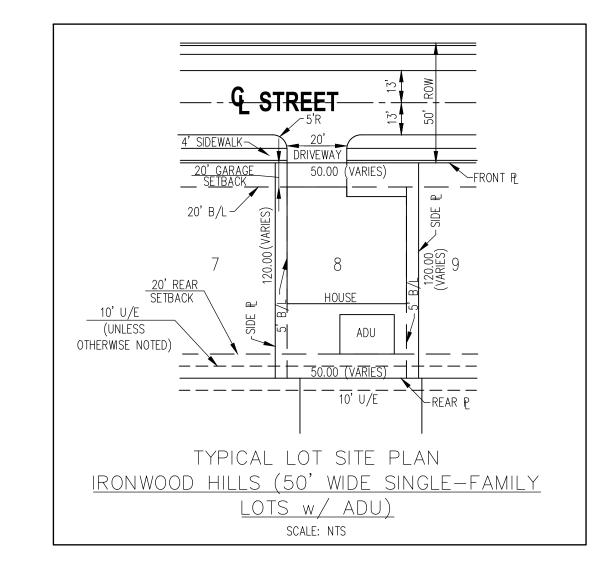




## STORM DRAINAGE DETENTION FACILITY EASEMENT

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 <u>IRONWOOD</u> <u>HILLS</u>; HOWEVER, IF MAINTENANCE IS NEGLECTED OF SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE ENGINEERING DIVISION, 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 RECÉIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, 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





LOCATION MAP

SCALE: 1"=2000'

## PLAT NOTES:

 COMMON AREAS SHALL BE MAINTAINED BY THE IRONWOOD HILLS PROPERTY OWNERS ASSOCIATION.

CA=COMMON AREA
PG=PAGE
BK=BOOK
R/W = RIGHT-OF-WAY
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
PD/E = PRIVATE DRAINAGE EASEMENT
ESMT = EASEMENT
ESMT = EASEMENT
O = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED

SET #3 BAR W/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED

BLOCK NO.

SS — SS — PROP. SANITARY SEWER (SS)

EXIST. SANITARY SEWER

EXIST. SANITARY SEWER

PROP. SANITARY SEWER FORCE MAIN

PROP. WATERLINE (W/L)

EXIST. WATERLINE

PROP. STORM SEWER (STS)

