

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

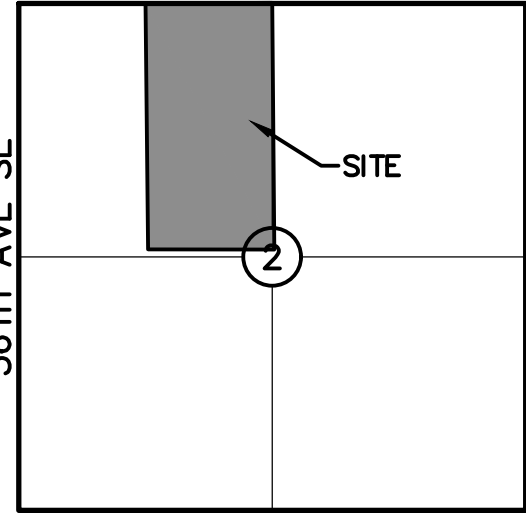
PRELIMINARY PLAT
IRONWOOD HILLS
A PLANNED UNIT DEVELOPMENT

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

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = 77.64 ACRES
NUMBER OF DUPLEX LOTS = 52
NUMBER OF SINGLE FAMILY LOTS = 299
CURRENT ZONING = PUD

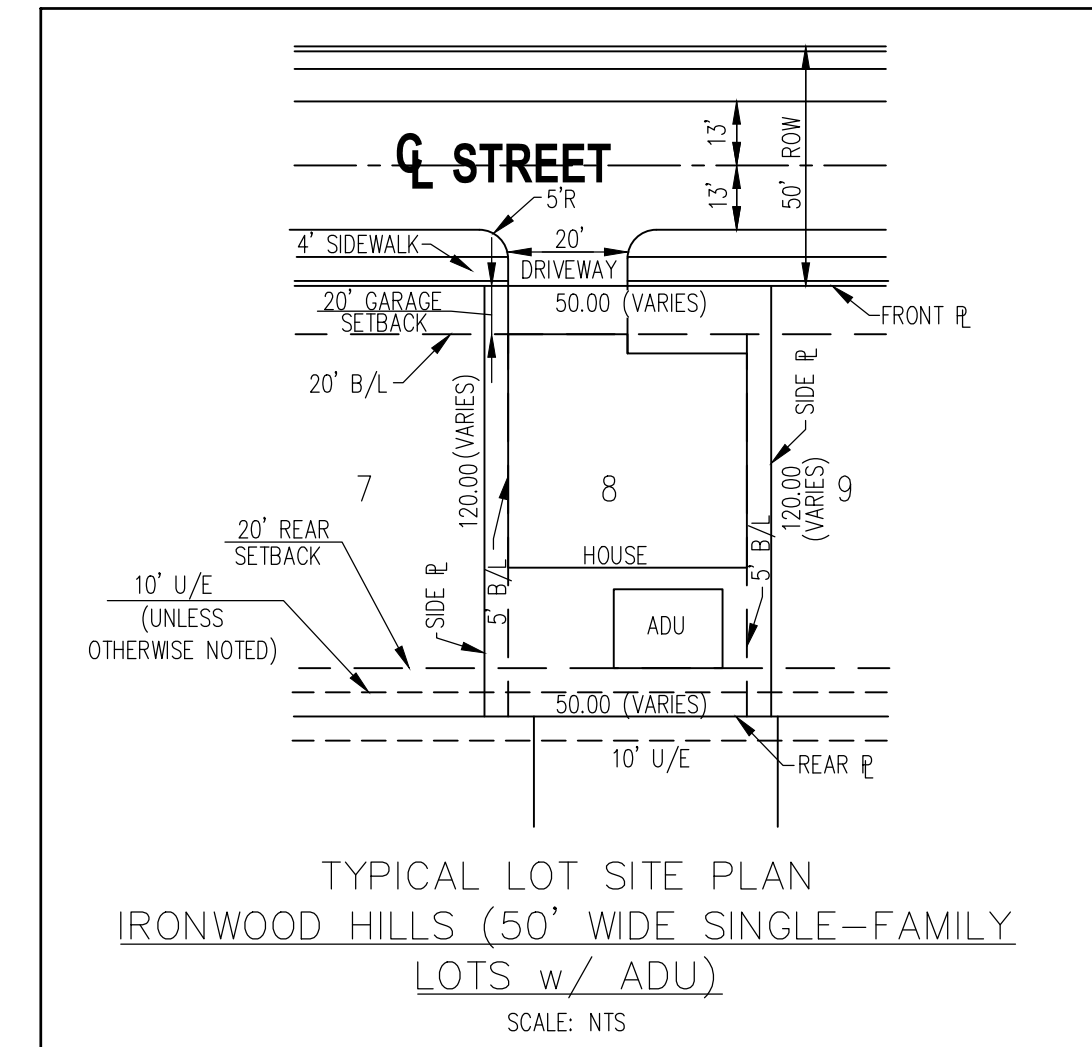
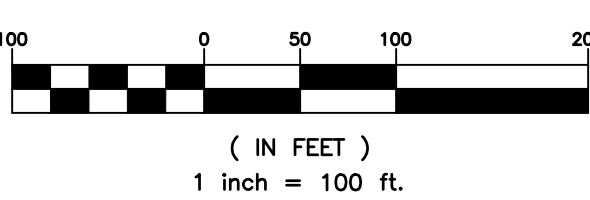
R 2 W

LINDSEY ST.



LOCATION MAP
SCALE: 1"=2000'

GRAPHIC SCALE



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

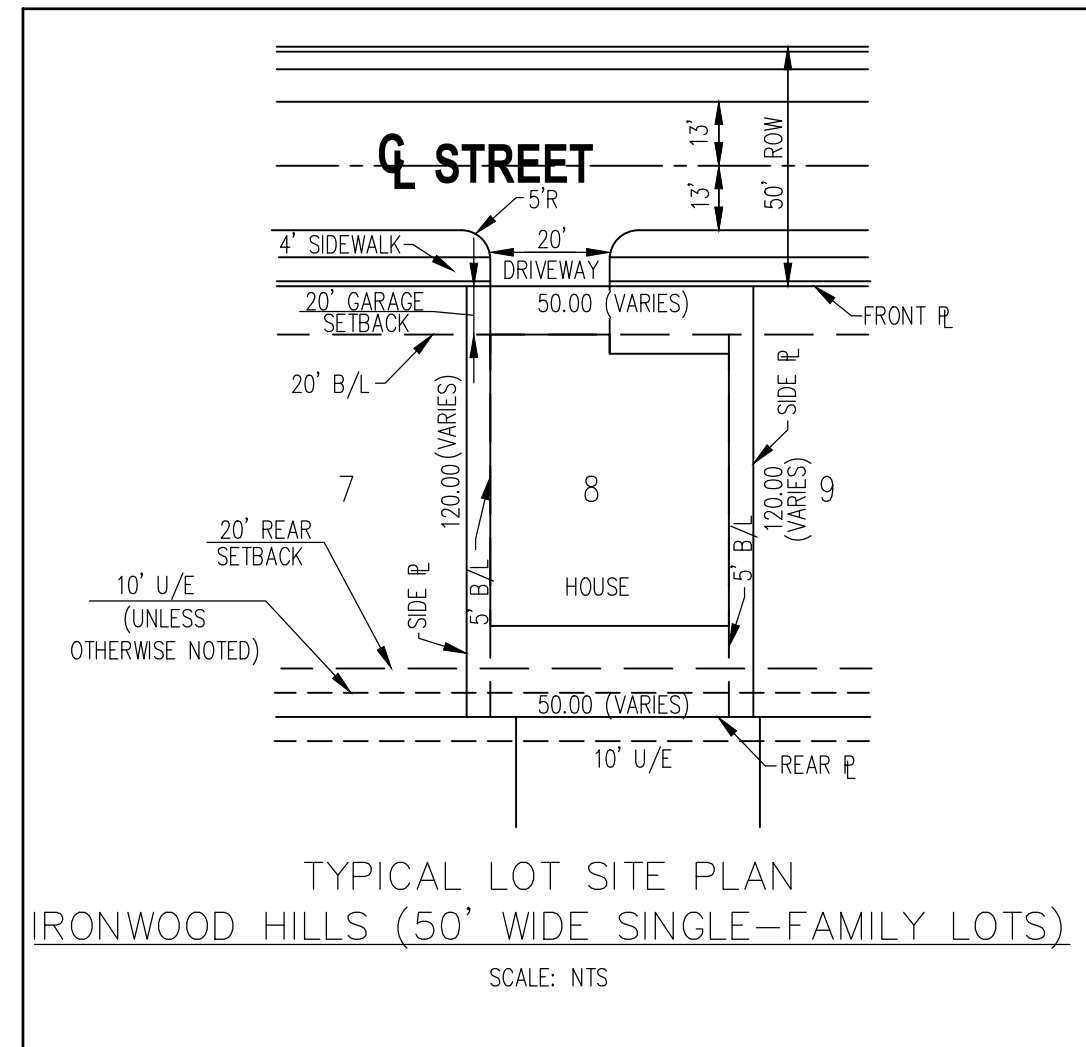
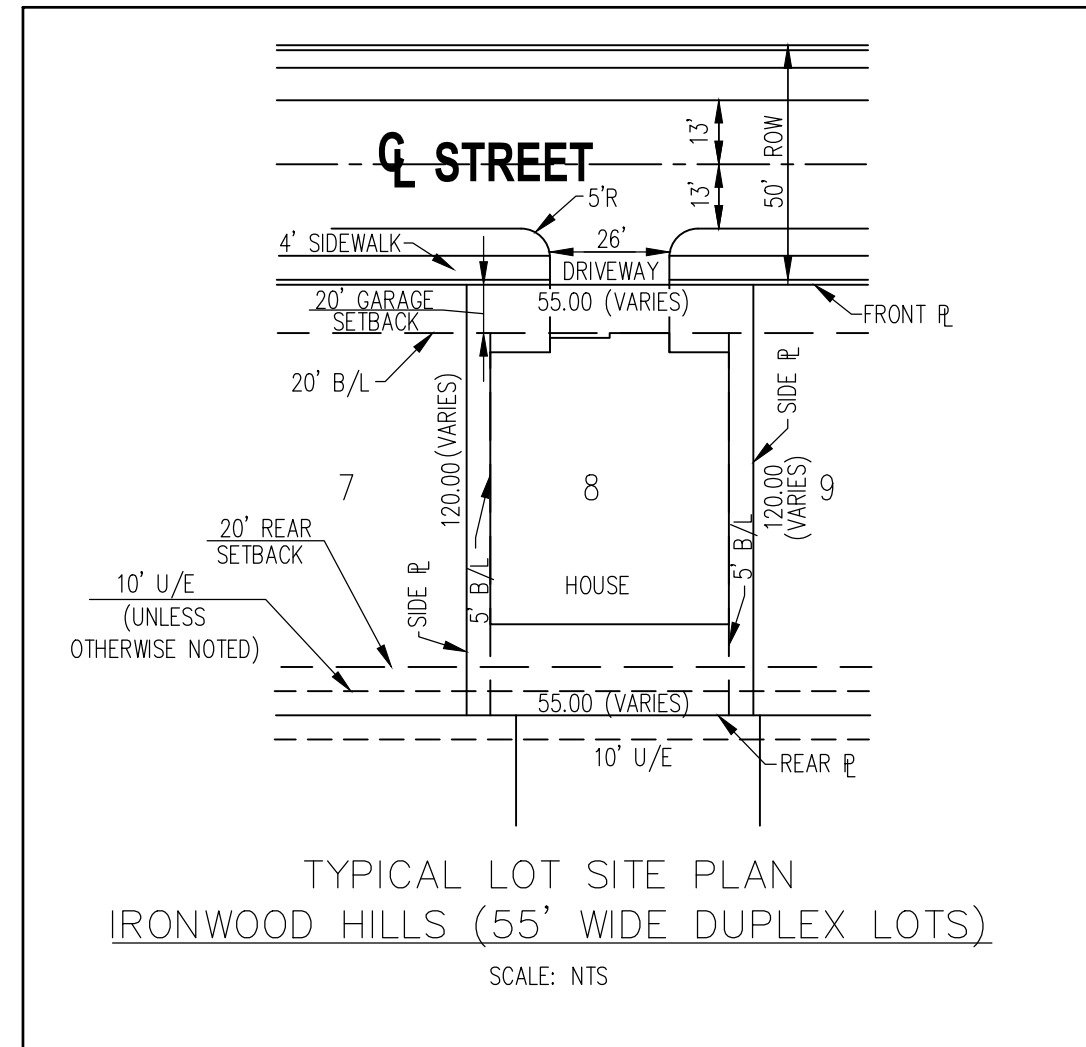
○ = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
● = SET #3 BAR W/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED

⊗ BLOCK NO.

— SS — SS — PROP. SANITARY SEWER (SS)
— SS — EXIST. SANITARY SEWER
— FW — FW — PROP. SANITARY SEWER FORCE MAIN
— W — W — PROP. WATERLINE (W/L)
— W — EXIST. WATERLINE
— SS — SS — PROP. STORM SEWER (STS)

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26



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 IRONWOOD HILLS. 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 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 RECEIVING 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.

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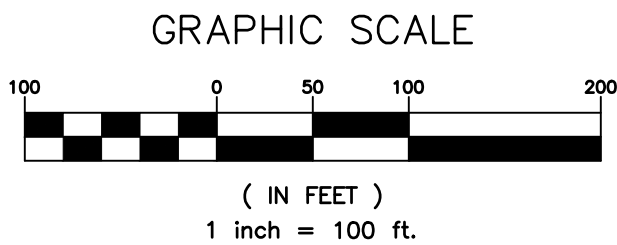
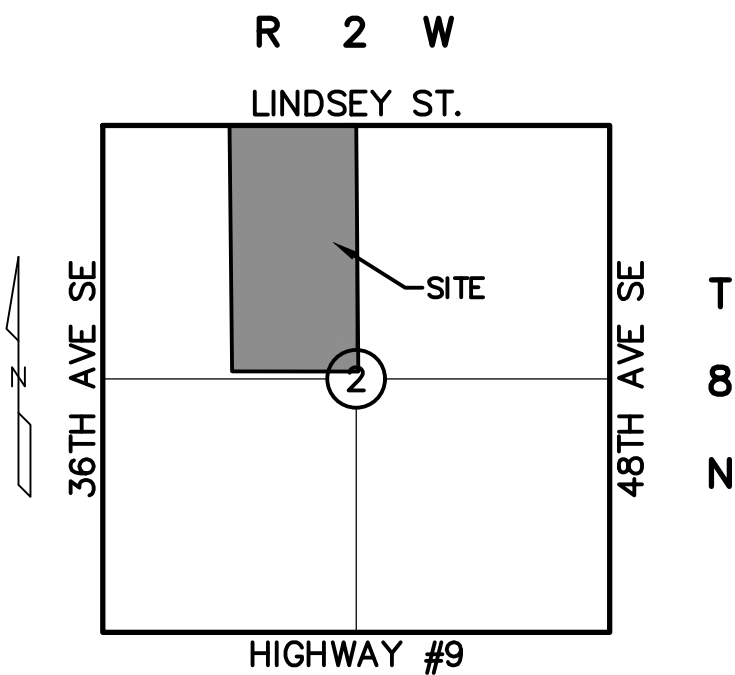
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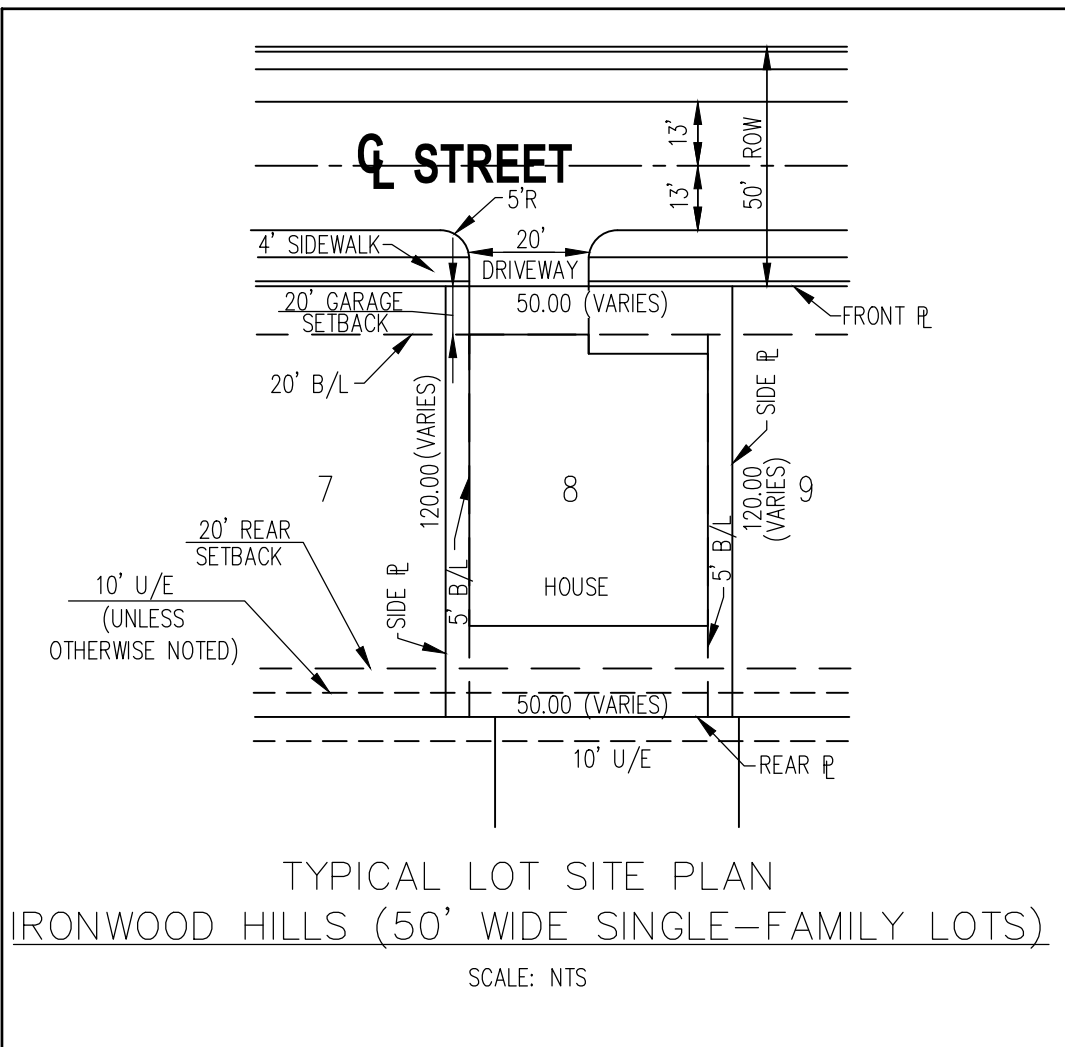
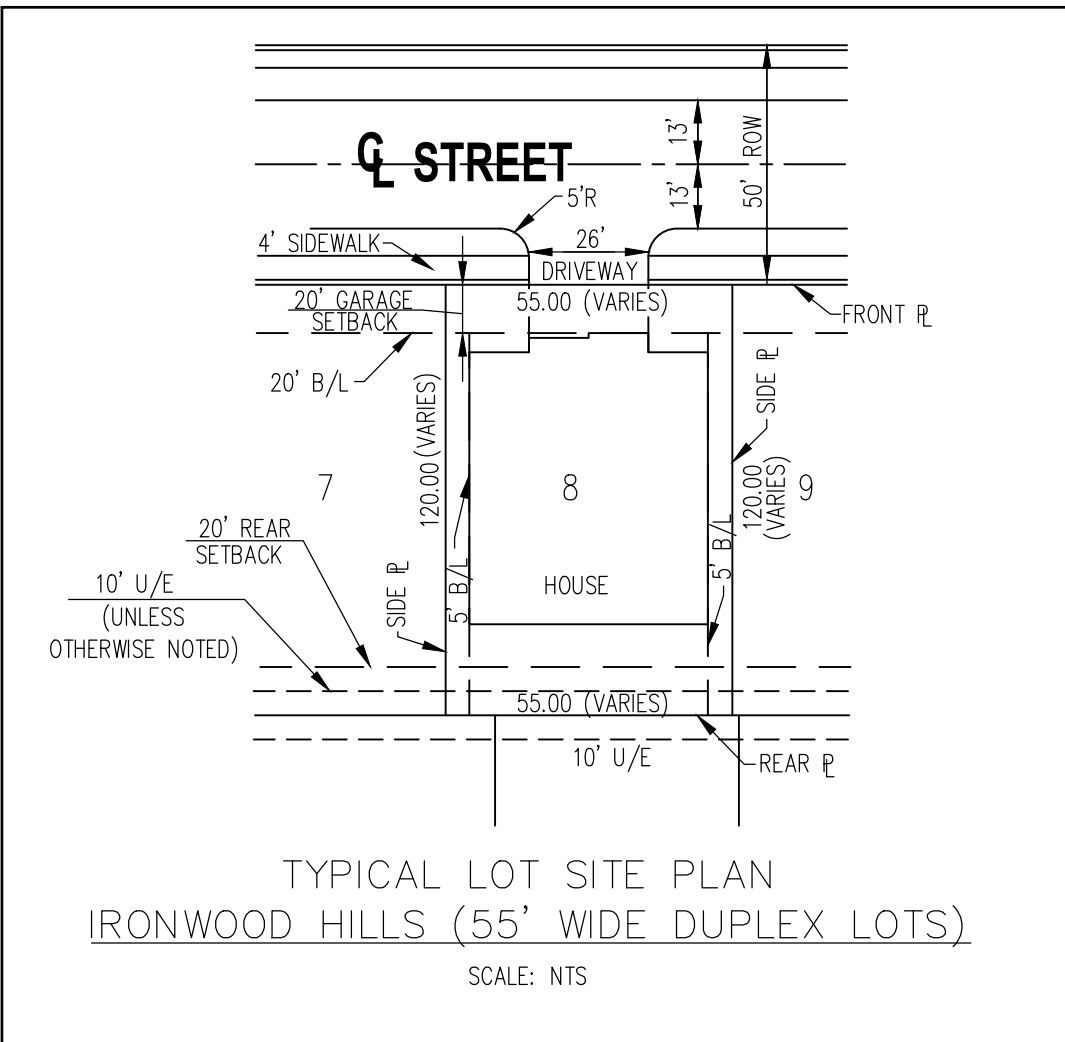
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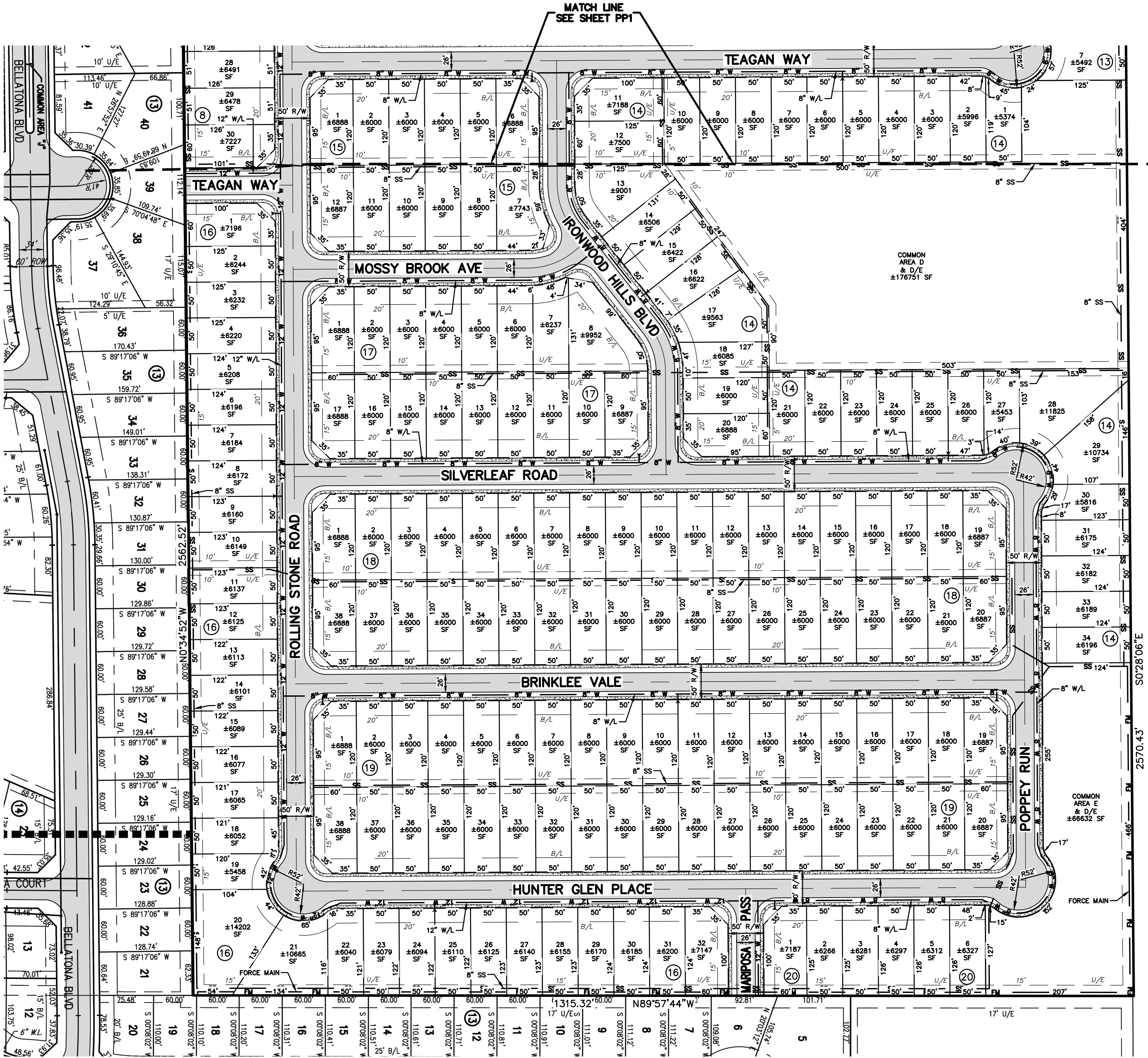


LOCATION MAP
SCALE: 1"=2000'



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PLAT NOTES:

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