LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, SAID TRACT FURTHER DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE/4, 1320.04 FEET S 89°58'18" W OF THE SOUTHEAST CORNER OF SAID SE/4, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF THE E/2 SW/4 SE/4;

THENCE S 89°58'18" W, ON SAID SOUTH LINE, FOR A DISTANCE OF 660.01 FEET TO THE SOUTHWEST CORNER OF SAID E/2 SW/4 SE/4;

THENCE N 00°02'25" W FOR A DISTANCE OF 1317.58 FEET TO THE NORTHWEST CORNER OF SAID E/2 SW/4 SE/4;

THENCE N 89°59'12" W FOR A DISTANCE OF 661.82 FEET TO THE SOUTHWEST CORNER OF THE NW/4 SE/4;

THENCE N 00°09'00" W FOR A DISTANCE OF 1318.21 FEET TO THE NORTHWEST CORNER OF THE NW/4 SE/4;

THENCE S 89°58'19" E FOR A DISTANCE OF 1327.98 FEET TO THE NORTHEAST CORNER OF THE NW/4 SE/4;

THENCE S 00°02'18" W FOR A DISTANCE OF 2634.19 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT ALL OF SIENA SPRINGS ADDITION SECTION 1, FILED IN PLAT BOOK 22, PAGE 63;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE ¼), SECTION 34, TOWNSHIP 9 NORTH (T9N), RANGE 2 WEST (R2W), OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID S.E. ¼;

THENCE NORTH 89°58'18" EAST ALONG THE SOUTH LINE OF SAID S.E. ¼ A DISTANCE OF 660.16 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°02'25" WEST A DISTANCE OF 1317.58 FEET;

THENCE NORTH 89°59'12" WEST A DISTANCE OF 661.82 FEET TO A POINT ON THE WEST LINE OF SAID S.E. 1/4;

THENCE NORTH 00°09'00" WEST A DISTANCE OF 40.00 FEET;

THENCE SOUTH 89°59'12" EAST A DISTANCE OF 407.90 FEET;

THENCE NORTH 67°23'07" EAST A DISTANCE OF 99.57 FEET;

THENCE NORTH 19°51'09" EAST A DISTANCE OF 306.54 FEET;

THENCE NORTH 00°02'18" EAST A DISTANCE OF 318.40 FEET;

THENCE SOUTH 89°57'42" EAST A DISTANCE OF 11.00 FEET;

THENCE NORTH 00°02'18" EAST A DISTANCE OF 302.44 FEET;

THENCE SOUTH 89°57'42" EAST A DISTANCE OF 312.98 FEET;

THENCE SOUTH 35°01'48" WEST A DISTANCE OF 31.36 FEET;

THENCE SOUTH 00°02'18" WEST A DISTANCE OF 174.31 FEET;

THENCE SOUTH 89°57'42" EAST A DISTANCE OF 207.13 FEET;

THENCE SOUTH 84°24'18" EAST A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE;

THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 2521.29 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°26'01" WEST A DISTANCE OF 14.25 FEET) WITH AN ARC LENGTH OF 14.25 FEET;

THENCE SOUTH 89°57'42" EAST A DISTANCE OF 148.49 FEET;

THENCE SOUTH 00°02'17" WEST A DISTANCE OF 2084.25 FEET TO A POINT ON THE SOUTH LINE OF SAID S.E. 1/4;

THENCE SOUTH 89°58'18" WEST, AND ALONG SAID SOUTH LINE, A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING. SAID LESS AND EXCEPT TRACT CONTAINS 35.29 ACRES, MORE OR LESS.

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 SIENA SPRINGS ADDITION SECTION 2. 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.

DATE OF PREPARATION: AUGUST 27, 2021

DEVELOPER:
SKYRIDGE HOMES, INC
2100 QUAIL CREEK
NORMAN, OK 73026

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

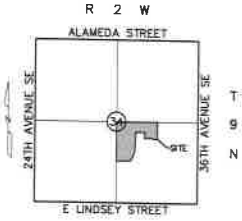
EXHIBIT A - SITE DEVELOPMENT PLAN

SIENA SPRINGS ADDITION SECTION 2

A PLANNED UNIT DEVELOPMENT

BEING A PART OF THE SOUTHEAST QUARTER (SE/4), OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = 24.80 ACRES
NUMBER OF LOTS = 81
CURRENT ZONING = PUD



LOCATION MAP
SCALE: 1"=2000'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

TYPICAL LOT SITE PLAN
SIENA SPRINGS ADDITION SECTION 2
SCALE: NTS

PLAT NOTES:

1. COMMON AREAS SHALL BE MAINTAINED BY THE SIENA SPRINGS 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 ⅜ BAR W/ CAP UNLESS OTHERWISE NOTED
● = SET ⅜ BAR W/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED

(X) BLOCK NO.

PROP. SANITARY SEWER
EXIST. SANITARY SEWER
PROP. WATERLINE
EXIST. WATERLINE

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
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GRUBBS CONSULTING LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/22