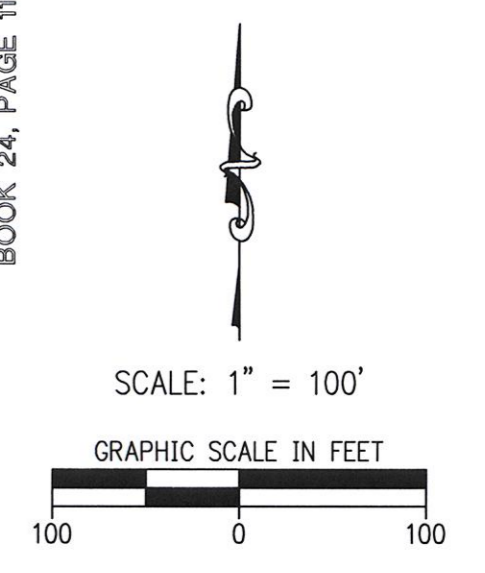
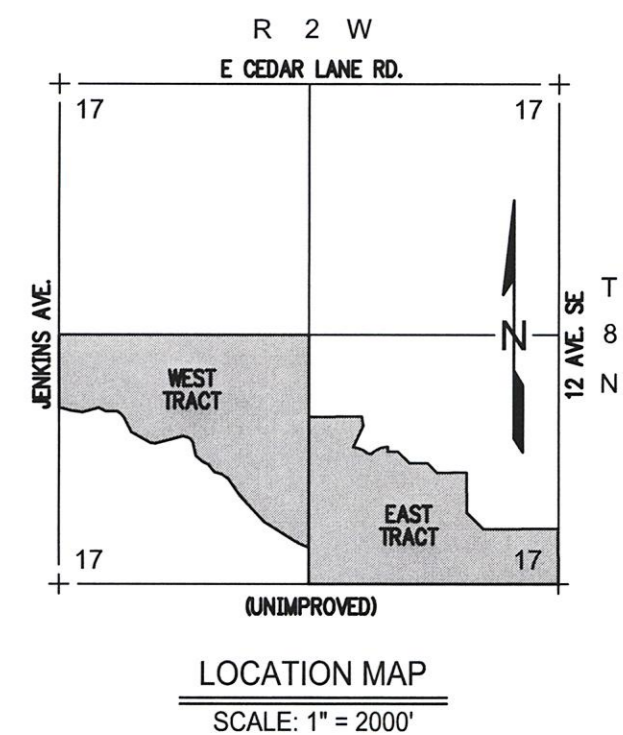
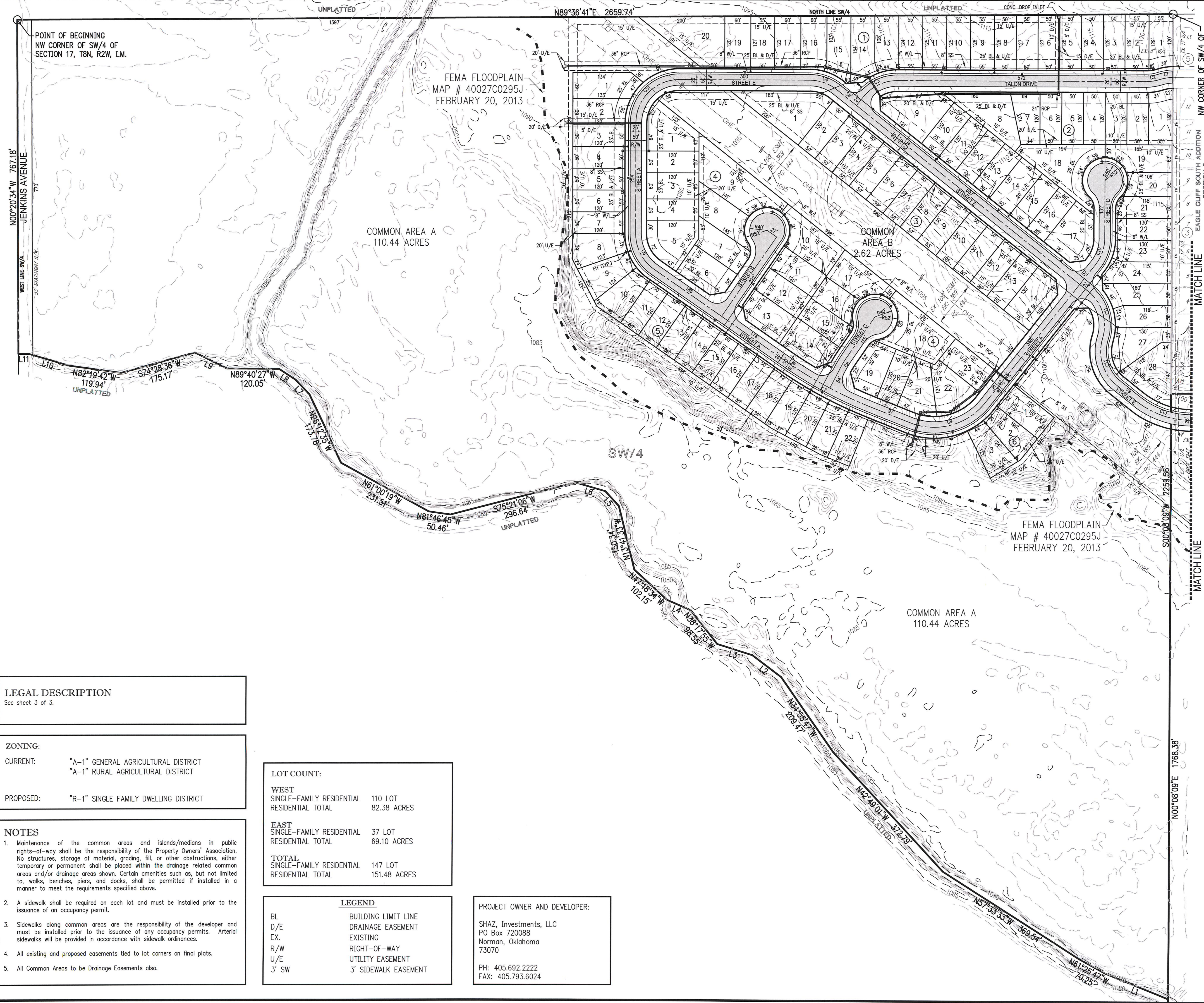


PRELIMINARY PLAT
OF
EAGLE CLIFF WEST
A PART OF THE S/2 OF SECTION 17,
T8N, R2W, I.M.
NORMAN, CLEVELAND
COUNTY, OKLAHOMA



LINE #	LENGTH	DIRECTION
L1	156.32'	N68° 10' 51"W
L2	83.01'	N53° 08' 54"W
L3	85.28'	N72° 40' 39"W
L4	59.75'	N66° 42' 17"W
L5	46.65'	N42° 11' 33"W
L6	71.95'	N73° 35' 29"W
L7	46.41'	N43° 35' 18"W
L8	45.24'	N57° 20' 59"W
L9	82.54'	N63° 38' 43"W
L10	97.21'	N73° 56' 42"W
L11	24.31'	S89° 39' 26"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	30.85'	100.00'	017°40'30"	N80° 52' 21"E	30.73'
C2	31.59'	100.00'	018°06'03"	N81° 05' 07"E	31.46'
C3	90.03'	100.00'	051°34'59"	N64° 20' 39"E	87.02'
C4	67.05'	100.00'	038°25'01"	S70° 39' 21"E	65.80'
C5	157.32'	100.00'	090°08'09"	N45° 04' 05"E	141.59'
C6	96.46'	100.00'	055°16'07"	S27° 38' 03"E	92.77'
C7	226.81'	1000.00'	012°59'42"	S61° 45' 58"E	226.32'
C8	24.82'	200.00'	007°06'35"	S31° 10' 36"W	24.80'
C9	191.59'	150.00'	073°11'01"	N75° 08' 40"E	178.83'
C10	67.05'	100.00'	038°25'01"	N19° 20' 39"E	65.80'
C11	119.81'	100.00'	068°38'53"	S17° 07' 24"E	112.77'
C12	119.81'	100.00'	068°38'53"	S17° 07' 24"E	112.77'
C13	135.59'	200.00'	038°50'34"	S70° 52' 07"E	133.01'



LEGAL DESCRIPTION
See sheet 3 of 3.

ZONING:
CURRENT: "A-1" GENERAL AGRICULTURAL DISTRICT
"A-1" RURAL AGRICULTURAL DISTRICT
PROPOSED: "R-1" SINGLE FAMILY DWELLING DISTRICT

NOTES
1. Maintenance of the common areas and islands/medians in public rights-of-way shall be the responsibility of the Property Owners' Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
2. A sidewalk shall be required on each lot and must be installed prior to the issuance of an occupancy permit.
3. Sidewalks along common areas are the responsibility of the developer and must be installed prior to the issuance of any occupancy permits. Arterial sidewalks will be provided in accordance with sidewalk ordinances.
4. All existing and proposed easements tied to lot corners on final plats.
5. All Common Areas to be Drainage Easements also.

LOT COUNT:
WEST
SINGLE-FAMILY RESIDENTIAL 110 LOT
RESIDENTIAL TOTAL 82.38 ACRES
EAST
SINGLE-FAMILY RESIDENTIAL 37 LOT
RESIDENTIAL TOTAL 69.10 ACRES
TOTAL
SINGLE-FAMILY RESIDENTIAL 147 LOT
RESIDENTIAL TOTAL 151.48 ACRES

LEGEND
BL BUILDING LIMIT LINE
D/E DRAINAGE EASEMENT
EX EXISTING
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT
3' SW 3' SIDEWALK EASEMENT

PROJECT OWNER AND DEVELOPER:
SHAZ, Investments, LLC
PO Box 720088
Norman, Oklahoma
73070
PH: 405.692.2222
FAX: 405.793.6024

PRELIMINARY PLAT
EAGLE CLIFF WEST
300 Pointe Parkway Blvd.
Tulsa, Oklahoma 74099
Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276 |
www.craftontull.com
SHEET NO.: 1 of 3
DATE: 04/30/21
PROJECT NO.: 21605200

DRAWING: 01/18/2021, FILE: C:\PROJECTS\21605200\21605200.PLT, PRELIMINARY PLAT 1/18

APR 28 2021

PROJECT OWNER AND DEVELOPER:

SHAZ Investments, LLC
PO Box 720088
Norman, Oklahoma
73070

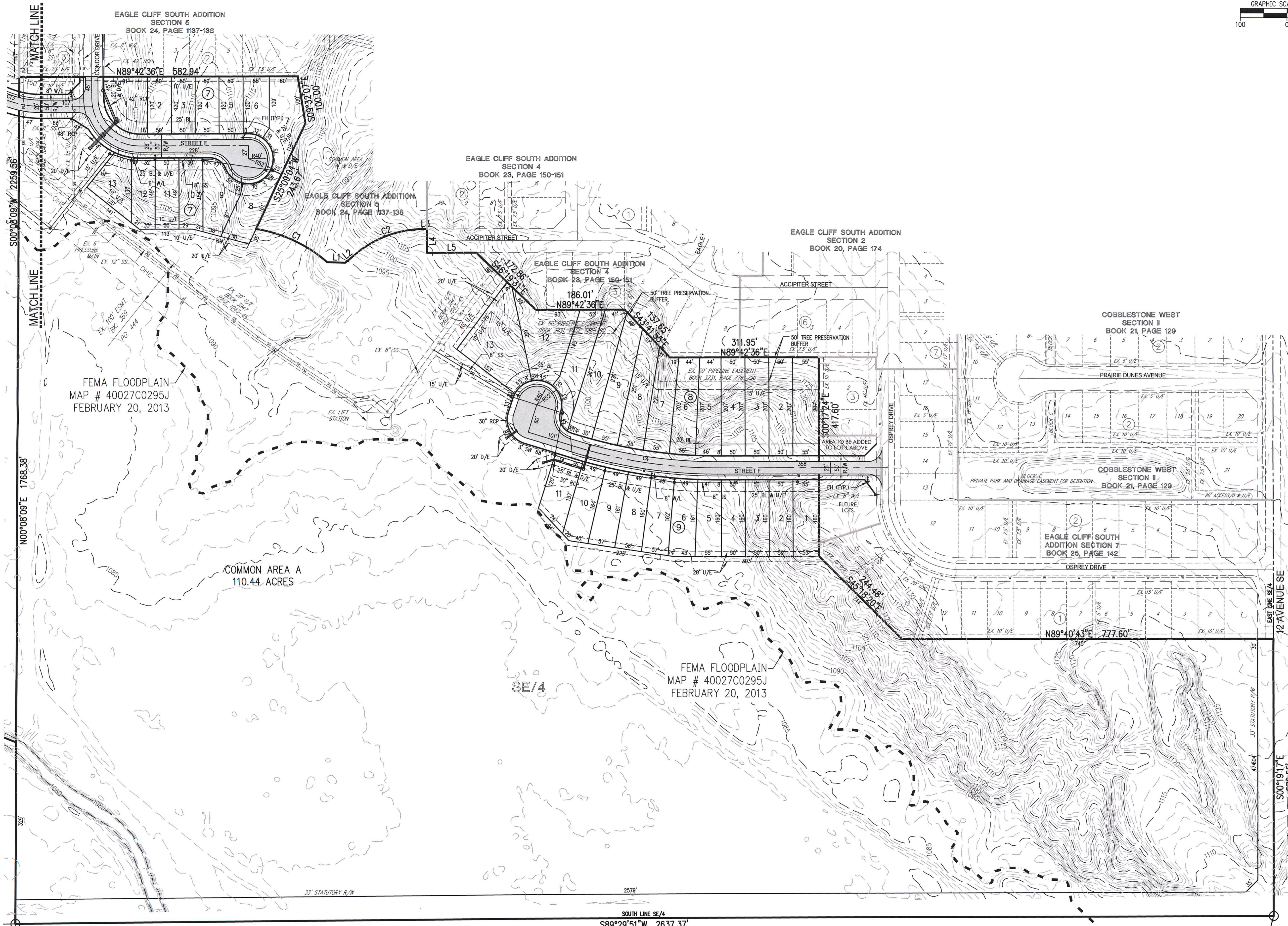
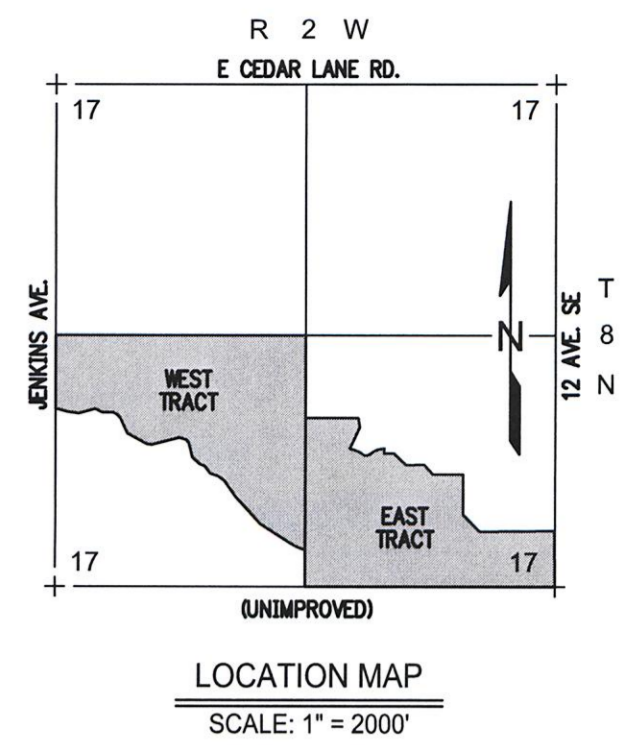
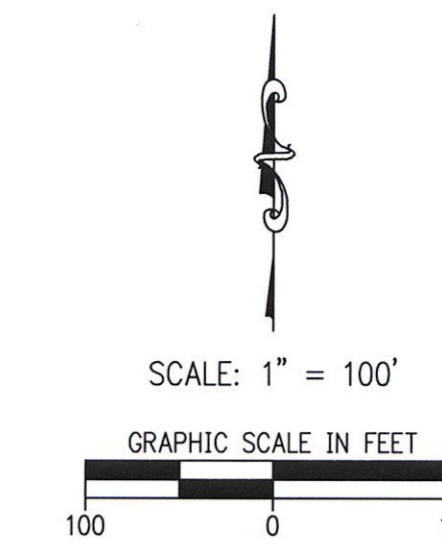
PH: 405.692.2222
FAX: 405.793.6024

LEGEND

- BL BUILDING LIMIT LINE
- D/E DRAINAGE EASEMENT
- EX. EXISTING
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 3' SW 3' SIDEWALK EASEMENT

PRELIMINARY PLAT
OF
**EAGLE CLIFF
WEST**

A PART OF THE S/2 OF SECTION 17, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	37.50'	S88° 08' 21"E
L2	31.00'	N50° 26' 45"E
L3	6.10'	N89° 42' 36"E
L5	103.03'	N89° 42' 36"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	166.94'	300.00'	031°52'58"	S65° 03' 11"E	164.79'
C2	154.19'	225.00'	039°15'51"	N70° 04' 41"E	151.19'
C3	157.08'	100.00'	090°00'00"	N45° 17' 24"W	141.42'
C4	303.72'	1000.00'	017°24'08"	S81° 35' 20"E	302.56'

NOTES
See sheet 1 of 3.

LEGAL DESCRIPTION
See sheet 3 of 3.

PRELIMINARY PLAT
EAGLE CLIFF WEST

300 Pointe Parkway Blvd.
Tulsa, Oklahoma 74399

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SHEET NO.: 2 of 3
DATE: 04/30/21
PROJECT NO.: 21605200

POINT OF BEGINNING
SE CORNER OF SE/4 OF
SECTION 17, T8N, R2W, I.M.

SOUTH LINE SE/4
S89°29'51"W 2637.37'

SW CORNER OF SE/4 OF
SECTION 17, T8N, R2W, I.M.

COMMON AREA A
110.44 ACRES

FEMA FLOODPLAIN
MAP # 40027C0295J
FEBRUARY 20, 2013

FEMA FLOODPLAIN
MAP # 40027C0295J
FEBRUARY 20, 2013

DRAWING: 04/30/2021, EAGLE CLIFF WEST PRELIMINARY PLAT, P. 01 OF 02

APR 28 2021

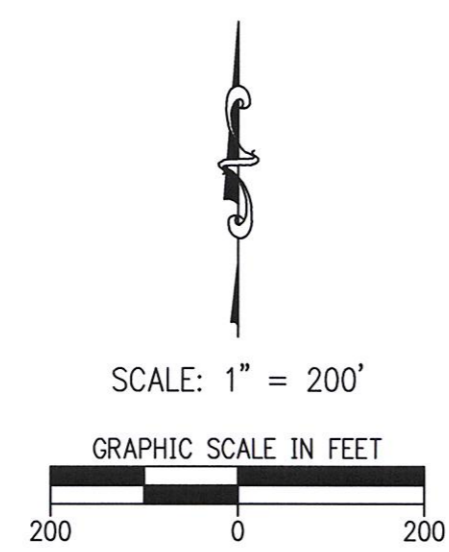
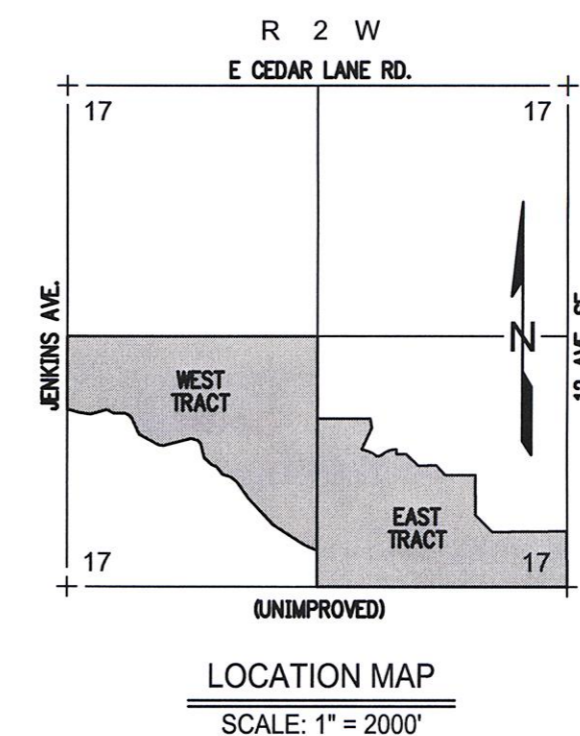
PROJECT OWNER AND DEVELOPER:

SHAZ Investments, LLC
 PO Box 720088
 Norman, Oklahoma
 73070

PH: 405.692.2222
 FAX: 405.793.6024

PRELIMINARY PLAT
 OF
**EAGLE CLIFF
 WEST**

A PART OF THE S/2 OF SECTION 17, T8N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGEND	
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
	COMMON AREA A
	COMMON AREA B

NOTES
 See sheet 1 of 3.

LEGAL DESCRIPTION

A tract of land situate within of the South Half (S/2) of Section Seventeen (17), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.) in Cleveland County, Oklahoma, more particularly described as follows:

West Portion
 A tract of land situate within a portion of the Southwest Quarter (SW/4) of Section Seventeen (17), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.) in Cleveland County, Oklahoma, more particularly described as follows:

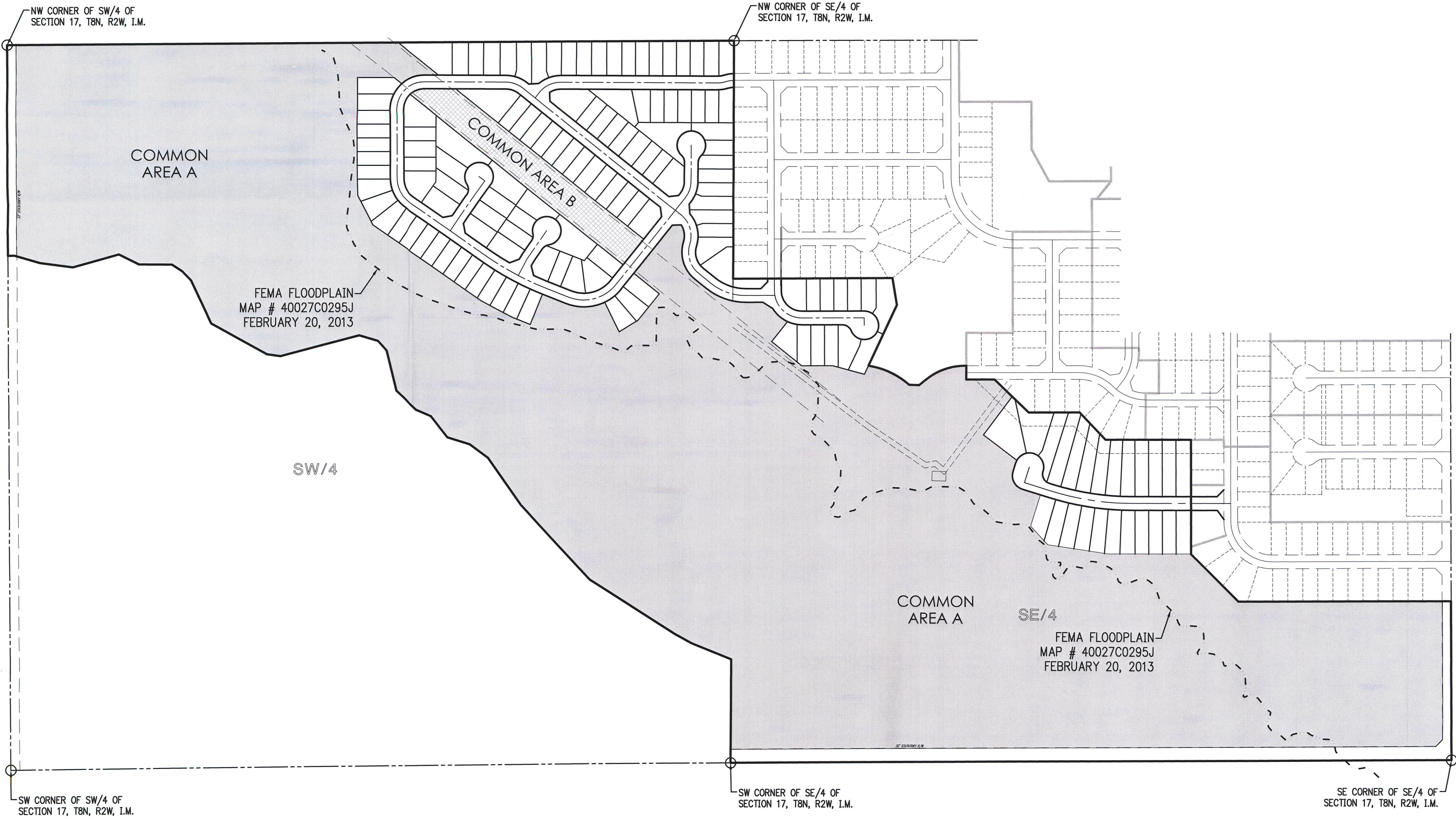
BEGINNING at the Northwest corner of said SW/4; thence
 N89°36'41"E along the North line of said SW/4 a distance of 2659.74 feet to the Northeast corner of said SW/4; thence
 S00°08'09"W along the East line of said SW/4 a distance of 2259.56 feet; thence
 N68°10'51"W a distance of 156.32 feet; thence
 N61°25'47"W a distance of 70.25 feet; thence
 N57°33'33"W a distance of 369.54 feet; thence
 N42°49'01"W a distance of 372.79 feet; thence
 N34°55'47"W a distance of 209.47 feet; thence
 N53°08'54"W a distance of 83.01 feet; thence
 N72°40'39"W a distance of 85.28 feet; thence
 N38°17'55"W a distance of 98.55 feet; thence
 N66°42'17"W a distance of 59.75 feet; thence
 N47°18'34"W a distance of 102.15 feet; thence
 N13°41'33"W a distance of 150.34 feet; thence
 N42°11'33"W a distance of 46.65 feet; thence
 N73°35'29"W a distance of 71.95 feet; thence
 S75°21'06"W a distance of 296.64 feet; thence
 N81°46'45"W a distance of 50.46 feet; thence
 N61°00'19"W a distance of 231.51 feet; thence
 N25°12'35"W a distance of 173.78 feet; thence
 N43°35'18"W a distance of 46.41 feet; thence
 N57°20'59"W a distance of 45.24 feet; thence
 N89°40'27"W a distance of 120.05 feet; thence
 N63°38'43"W a distance of 82.54 feet; thence
 S74°28'36"W a distance of 175.17 feet; thence
 N82°19'42"W a distance of 119.94 feet; thence
 N73°56'42"W a distance of 97.21 feet; thence
 S89°39'26"W a distance of 24.31 feet to a point on the West line of said SW/4; thence
 N00°20'34"W along said West line a distance of 767.18 feet to the POINT OF BEGINNING.

Said tract contains 3,588,475 Sq Ft or 82.38 Acres, more or less.

TOGETHER WITH:
East Portion
 A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.) in Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at the Southeast corner of said SE/4; thence
 S89°29'51"W along the South line of said SE/4 a distance of 2637.37 feet to the Southwest corner of said SE/4; thence
 N00°08'09"E along the West line of said SE/4 a distance of 1768.38 feet; thence
 N89°42'36"E a distance of 582.94 feet; thence
 S09°32'07"E a distance of 100.00 feet; thence
 S25°09'04"W a distance of 243.67 feet to a point on a non-tangent curve to the right; thence
 166.94 feet along the arc of said curve having a radius of 300.00 feet, subtended by a chord of 164.79 feet which bears S 65° 03' 11" E; thence
 S88°08'21"E a distance of 37.50 feet; thence
 N50°26'45"E a distance of 31.00 feet to a point of curvature to the right; thence
 154.19 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 151.19 feet which bears N70°04'41"E; thence
 N89°42'36"E a distance of 6.10 feet; thence
 S00°17'24"E a distance of 50.00 feet; thence
 N89°42'36"E a distance of 103.03 feet; thence
 S46°19'31"E a distance of 172.86 feet; thence
 N89°42'36"E a distance of 186.01 feet; thence
 S43°41'55"E a distance of 137.65 feet; thence
 N89°42'36"E a distance of 311.95 feet; thence
 S00°17'24"E a distance of 417.60 feet; thence
 S45°18'20"E a distance of 244.48 feet; thence
 N89°40'43"E a distance of 777.60 feet to a point on the East line of said SE/4; thence
 S00°19'17"E along said East line a distance of 578.55 feet to the POINT OF BEGINNING.

Said tract contains 3,009,946 Sq Ft or 69.10 Acres, more or less.
 Total tract contains 6,598,421 Sq Ft or 151.48 Acres, more or less.



PRELIMINARY PLAT
EAGLE CLIFF WEST

300 Pointe Parkway Blvd.
 Yukon, Oklahoma 73099

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SHEET NO.: 3 of 3
 DATE: 04/30/21
 PROJECT NO.: 21605200

CERTIFICATE OF AUTHORIZATION:
 CA 973 (P&S) EXPIRES 4/30/2022

DRAWING IS UNRECORDED. FILED IN THE PUBLIC RECORDS OF CLEVELAND COUNTY, OKLAHOMA. DATE: 04/30/21. TIME: 10:00 AM.

APR 28 2021