



Date: August 8, 2022
To: Brenda Hall, City Clerk
From: Rachel Croft, Staff Engineer *RC*
Subject: Consent to Encroach 2122-3
(2506 Brixton Dr – Block 1, Lot 16, Villas at Ashton Grove, Section 1)

Platted utility easements lie along the north and west sides of the subject property. The applicant is requesting encroachment into the north 15-foot utility easement.

An 8-inch waterline will be located on the east side of the property in the existing right-of-way and an 8-inch sanitary sewer line runs along the north side of the property within the 15-foot utility easement.

The Norman Utilities Authority (NUA) objects to all encroachments in utility easements. However, if the applicant agrees to the following requirements with consent document filed of record on the property for the duration that the encroachment is in place, NUA staff will not oppose a recommendation for approval:

1. The property owner will be responsible for the cost to repair any damages to the City's utilities caused by any excavation or other construction activities conducted by the property owner or his agents.
2. The property owner will be responsible for the cost the City incurs to remove any improvements or structure if needed to maintain, repair, or install NUA facilities.
3. The property owner will be responsible for the cost to repair or replace any improvements or structure after such repairs.
4. The property owner will waive and release any claims against the City for any damages to the residence and related improvements caused by failure or repair, maintenance, and installation of the City's utilities within the easement area.

Please advise if questions arise.

Attachments: Map of Water and Sewer Infrastructure and Proposed Encroachment
August 5, 2022 Consent to Encroachment No. 2122-3 Memo from City Clerk
Engineering Plans for Villas at Ashton Grove Sec. 1 Addition – Sewer
Engineering Plans for Villas at Ashton Grove Sec. 1 Addition – Water
Final Plat – Villas at Ashton Grove Sec. 1

cc: Ken Danner
Kathryn Walker
Beth Muckala
Sarah Encinias
Chris Mattingly
Nathan Madenwald
Utilities Folder

office memorandum

2506 Brixton Dr - Concent to Encroach 2122-3



Map Produced by the City of Norman
Geographic Information System.







The City of Norman assumes no responsibility for errors or omissions in the information presented.

0 35 70 Feet

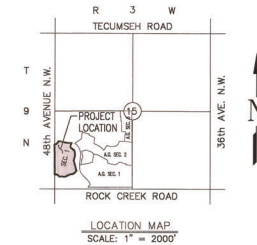
August 8, 2022



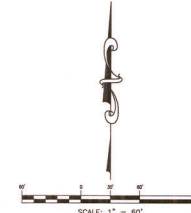
Legend

-  WHydrants
-  WMains
-  SManholes
-  SGravityMains
-  SLiftStations
-  SForceMains

SANITARY SEWER LOCATION PLAN **VILLAS AT ASHTON GROVE, SECTION 1** A PART OF THE S.W. 1/4 OF SECTION 15, T9N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



QUANTITY	UNIT	DESCRIPTION
2455	LF	8" SANITARY SEWER PIPE - SDR 35
14	EA	MANHOLES 0' TO 6', COMPLETE
68	WF	ADDITIONAL DEPTH IN MANHOLE
1	EA	CONNECT TO EX. SAN. SEWER MANHOLE
387	LF	TRENCH 0' - 6'
233	LF	TRENCH 6' - 10'
1019	LF	TRENCH 10' - 12'
532	LF	TRENCH 12' - 14'
274	WF	4" RISER PIPE (SCH. 40)
238	LF	6" SDR 26 PVC SERVICE LINE
302	LF	4" SDR 26 PVC SERVICE LINE
4	EA	DOUBLE 6" x 4" WYE
5	EA	SINGLE 6" x 4" WYE
2	EA	8" x 6" TEE
10	EA	8" x 4" TEE
7	EA	SINGLE SHORT SERVICE (SSS)
2	EA	SINGLE LONG SERVICE (SLS)
2	EA	DOUBLE LONG SERVICE (DLS)
2	EA	6" SERVICE CONNECTION ON MANHOLE
13	EA	4" SERVICE CONNECTION ON MANHOLE
72	LF	STREET BORE WITH STEEL CASING
214	TON	TYPE 'A' AGGREGATE
10	EA	EMBEDMENT PLUG



GENERAL NOTES

ENGINEER'S ESTIMATE OF QUANTITIES SHOWN IS TO FACILITATE THE REVIEW OF THE REGULATORY AGENCIES. CONTRACTOR SHALL NOT USE THIS ENGINEER'S ESTIMATE OF QUANTITIES IN BIDDING OR CALCULATING QUANTITIES OR ORDERING CONSTRUCTION MATERIALS. FOR SUCH PURPOSES, CONTRACTOR SHALL REFER TO CONSTRUCTION PLANS, DESIGN DETAILS, SPECIFIED STANDARDS, PROJECT SPECIFICATIONS AND SHALL CALCULATE HIS/HER OWN QUANTITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE PROJECT ACCORDING TO THE CONSTRUCTION PLANS, DESIGN DETAILS, SPECIFIED STANDARDS, SPECIFICATIONS AND SPECIAL CONDITIONS. ANY ITEM OR WORK NOT INCLUDED IN ENGINEER'S ESTIMATE BUT SHOWN IN CONSTRUCTION PLANS, DETAILS AND SPECIFIED IN STANDARDS SHALL BE CONSIDERED INCIDENTAL CONSTRUCTION, THE COST OF WHICH SHALL BE INCLUDED IN THE COST OF OTHER ITEMS.

VILLAS AT ASHTON GROVE,
 SECTION 1
 48th AVE. N.W. &
 ROCK CREEK RD.
 NORMAN, OKLAHOMA

SMC
 Consulting Engineers, P.C.
 1115 West Main Street, Suite 200
 Norman, Oklahoma 73069
 Phone: (405) 833-1111
 Fax: (405) 833-1112
 Website: www.smc-engineers.com

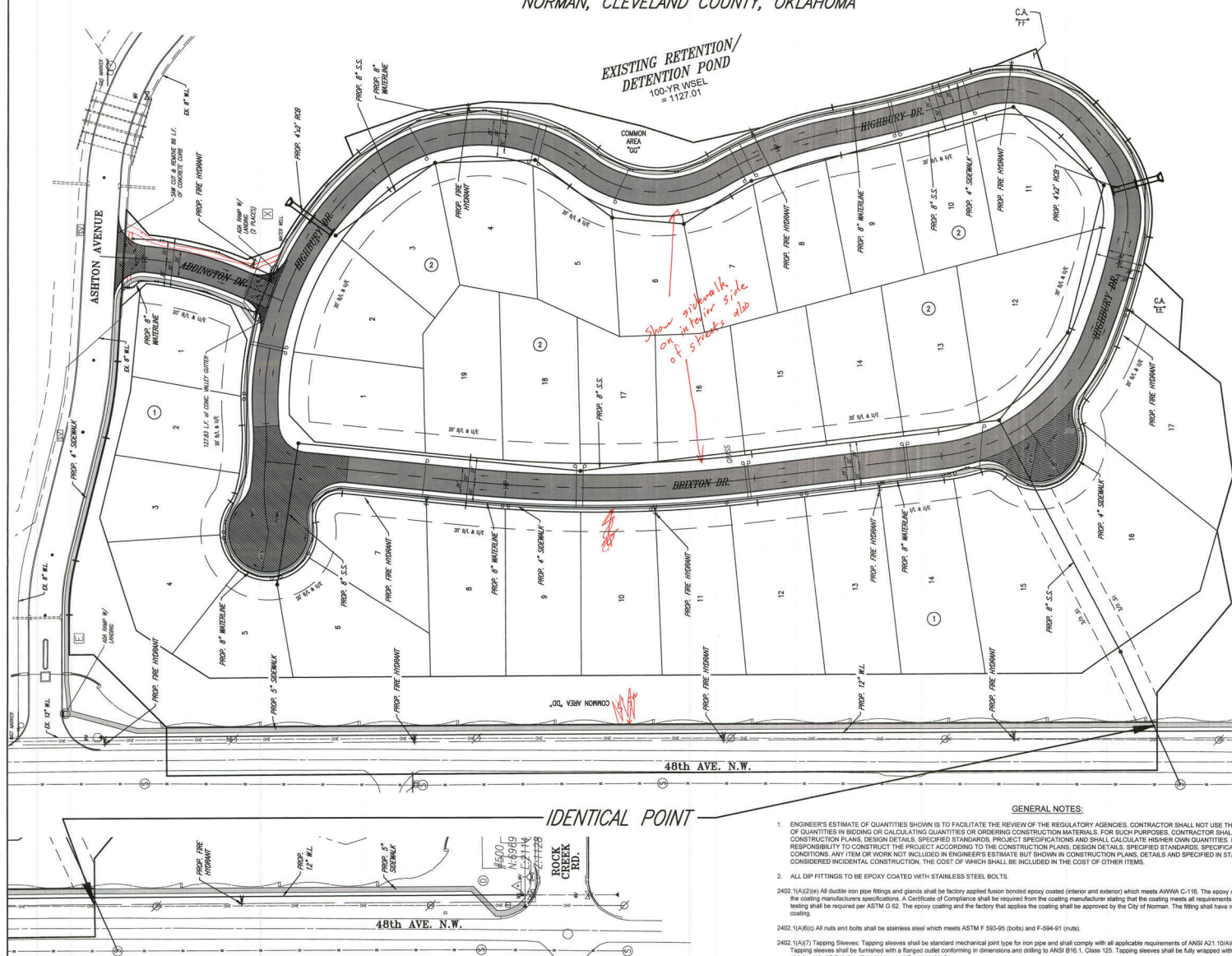
PROJECT NO: 0303.01
 DATE: 12/02/20
 SCALE: 1" = 60'
 DRAWN BY: JCD
 ENGINEER: Christopher D. Anderson
 P.E. NUMBER: 18288

SANITARY SEWER LOCATION PLAN

SHEET NO.
4

A PART OF THE S.W. 1/4 OF SECTION 15, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

A PART OF THE S.W. 1/4 OF SECTION 15, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



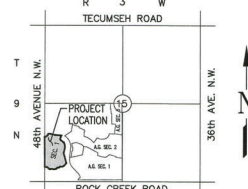
-IDENTICAL POINT

- ENGINEER'S ESTIMATE OF QUANTITIES WOULD BE TO FACILITATE THE REVIEW OF THE REGULATORY AGENCIES. CONTRACTOR SHALL NOT USE THIS ENGINEER'S ESTIMATE OF QUANTITIES IN BIDDING OR CALCULATING QUANTITIES OR ORDERING CONSTRUCTION MATERIALS. FOR SUCH PURPOSES, CONTRACTOR SHALL REFER TO THE CONSTRUCTION PLANS, DESIGN DETAILS, SPECIFIED DRAWINGS, PRODUCT SPECIFICATIONS AND SHALL CALCULATE HIS OWN QUANTITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE PROJECT ACCORDING TO THE CONSTRUCTION PLANS, DESIGN DETAILS, SPECIFIED STANDARDS, SPECIFICATIONS AND SPECIAL CONDITIONS. ANY ITEM OR WORK NOT INCLUDED IN ENGINEER'S ESTIMATE BUT SHOWN IN CONSTRUCTION PLANS, DETAILS AND SPECIFIED IN STANDARDS SHALL BE CONSIDERED INCIDENTS/CONSTRUCTION. THE COST OF CONSTRUCTION OF THE COST OF SUCH OTHER ITEMS.
2. ALL DRP FITTINGS TO BE EPOXY COATED WITH STAINLESS STEEL BOLTS.
- 2.01 (A)(2)(A) All ductile iron pipe fittings and glands shall be factory applied fusion bonded epoxy coating (interior and exterior) and which meets AWWA C-550. The epoxy coating shall be installed per the coating manufacturers specification. A Certificate of Compliance shall be included from the coating manufacturer stating that the coating meets all requirements mentioned herein. Holiday testing shall be required per ASTM D 690. The epoxy coating and the factory that applies the coating shall be approved by the City of Norman. The City shall have no current pricing prior to epoxy coating.
- 2.01 (A)(8) All nuts and bolts shall be stainless steel which meets ASTM F 593-05 and F 954-91 (nuts).
- 2.01 (A)(17) Tapping sleeves: Tapping sleeves shall be standard mechanical joint type for iron pipe and shall comply with all applicable requirements for ANSI A21.10A/11M for 10 iron fittings. Tapping sleeves shall be furnished with dimensions and ratings to ANSI B16.1. Class 125. Tapping sleeves shall be fully annealed with 8 mil polypropylene or be stainless steel full length with stainless steel flange and bolts.
- 2.01 (B)(2) All ductile iron pipe fittings and glands shall be factory applied fusion bonded epoxy coating which meets AWWA C-550.
- 2.01 (B)(8) All valves and valve accessories shall be factory applied fusion bonded epoxy coating which meets AWWA C-550 and bolts shall meet ASTM F593.05 and nuts ASTM F-954.

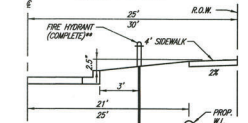
PAVING QUANTITIES		
QUANTITY	UNIT	DESCRIPTION
1618	LF	4' WIDE SIDEWALK (DEVELOPER INSTALLED)
1588	LF	5' WIDE SIDEWALK (DEVELOPER INSTALLED)
3	EA	ADA RAMP & LANDING
5026	LF	6" CURB & GUTTER
7561	SY	2" TYPE "SS" ASPHALTIC CONCRETE
7561	SY	4" TYPE "S3" ASPHALTIC CONCRETE
9235	SY	6" MODIFIED SUBGRADE (14% CDD)
88	LF	SAW CUT & REMOVE EX. CURB & GUTTER
1	LS	EXCAVATION AND GRADING
1	LS	EROSION CONTROL

WATER QUANTITIES		
QUANTITY	UNIT	DESCRIPTION
2540	LF	12" WATERLINE (PVC C-900 DR 18)
19	EA	8" WATERLINE (PVC C-900 DR 18)
2	EA	CONNECT TO EX. 12" WATERLINE
2	EA	CONNECT TO EX. 8" WATERLINE
1	EA	12" GATE VALVE & BOX
3	EA	8" GATE VALVE & BOX
13	EA	6" GATE VALVE & BOX
5	EA	12" x 6" TEE
2	EA	8" x 6" TEE
8	EA	8" x 6" TEE
18	EA	8" x 11 1/4" BEND
31	EA	8" x 22 1/2" BEND
3	EA	8" x 45° BEND
15	EA	FIRE HYDRANT
1	EA	FIRE HYDRANT RISER
17	EA	SINGLE SHORT SERVICE (SSS)
19	EA	SINGLE LONG SERVICE (SLS)
4658	LF	DETECTOR WIRE (#12 COPPER WIRE)
1480	TON	TYPE "A" AGGREGATE

QUANTITY	UNIT	DESCRIPTION
101	LF	4'x2' RCB
1	EA	DES. 2-2 INLET WITH 2 EXTRA GRATES (4 GRATES & 6 HOODS)
2	EA	HEADWALL FOR 4'x2' RCB
49	LF	4'W x 6'D CONC. OVERFLOW FLUME
2	EA	3' CUT OFF WALL
87	TON	TYPE 'A' AGGREGATE
49	SY	FLEXIMAT

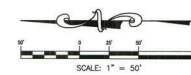


LOCATION MAP
SCALE: 1" = 2000'



TYPICAL DETAIL
SCALE: N.T.S.

- 4) 6" W.L. TO CONNECT W.L. W/ MAIN AT STREET, 5) ROTATING FIRE HYDRANT.



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VILLAS AT ASHTON GROVE,
SECTION 1
48th AVE. N.W. &
ROCK CREEK RD.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
 815 West Main • Oklahoma City, OK 73106
 PH: 405-232-7715 Fax: 405-232-7859
 Website: www.smcokc.com
 OKLA. CERTIFICATE OF AUTHORIZATION NO. CA 444 EXP. 06/30/2005

By	Date
<i>[Signature]</i>	06/30/2005

Per City Review Comments

Revision

PROJECT NO.: 6363.01
DATE: 12/03/20
SCALE: 1" = 3'
DRAWN BY: BC
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

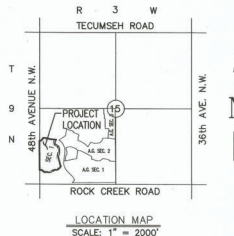
PAVING, WATER &
DRAINAGE
LOCATION PLAN

WILSON/JANUILLAS AT ADKIN DRIVE SECTION T&MS 61 LPELOM
Printed by: Preston Caldwell @ 1/25/2021 2:25 PM

FINAL PLAT
VILLAS AT ASHTON GROVE, SECTION 1
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE S.W. 1/4, SECTION 15, T9N, R3W I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



#18
 STATE OF OKLAHOMA
 COUNTY OF CLEVELAND
FILED FOR RECORD
 AUG 1 2022 2:45 PM
 DEPUTY



OWNER'S CERTIFICATE AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, ASHTON GROVE DEVELOPMENT COMPANY, L.L.C., an Oklahoma Limited Liability Company, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of VILLAS AT ASHTON GROVE, SECTION 1, a planned unit development, a subdivision of a part of the S.W. 1/4, SECTION 15, T9N, R3W of the Indian Meridian to Norman, Cleveland County, Oklahoma, and have caused the said premises to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, said annexed plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of VILLAS AT ASHTON GROVE, SECTION 1, a planned unit development. The undersigned does hereby create as private streets for the use of the owners of Lots in VILLAS AT ASHTON GROVE, SECTION 1, those areas designated "private street" on the face of said plat, and dedicates all easements for drainage and utility purposes shown on said annexed plat to the use of the public for drainage and utility purposes, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements and encumbrances except as shown on the Bonded Abstracter's Certificate. All streets and Common Areas to be dedicated for ownership, use and maintenance by the Ashton Grove Master Association, Inc. In Witness Whereof the undersigned have caused this instrument to be executed this 26th day of May, 2022.

ASHTON GROVE DEVELOPMENT COMPANY, L.L.C., an Oklahoma Limited Liability Company
 Hossein Forzaneh, MANAGER

STATE OF OKLAHOMA s.s.
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, on this 26th day of May, 2022, personally appeared Hossein Forzaneh as manager of ASHTON GROVE DEVELOPMENT COMPANY, L.L.C., an Oklahoma Limited Liability Company, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of ASHTON GROVE DEVELOPMENT COMPANY, L.L.C., an Oklahoma Limited Liability Company, for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written. My Commission Expires: 6/13/2025

Amelia J. Dewee
 NOTARY PUBLIC

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified abstracter in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of VILLAS AT ASHTON GROVE, SECTION 1, a planned unit development, a subdivision of a part of the S.W. 1/4, SECTION 15, T9N, R3W of the I.M. to Norman, Cleveland County, Oklahoma appears to be vested in ASHTON GROVE DEVELOPMENT COMPANY, L.L.C., an Oklahoma Limited Liability Company, on this 25th day of July, 2022, unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record. Executed this 25th day of July, 2022.

Old Republic Title
Shonah Targard - VP

CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, Sharon O'Leary, Chairman of the City of Norman Development Committee certify that the public improvement plans and final plat comply with the standards and specifications of the City of Norman on this 8th day of April, 2022.

Sharon O'Leary
 Development Committee Chairman

ACCEPTANCE OF DEDICATIONS

Be it resolved by the City Council of the City of Norman, Oklahoma that the dedications shown on the annexed plat of VILLAS AT ASHTON GROVE, SECTION 1, a planned unit development, Norman, Oklahoma are hereby accepted. Signed by the Mayor of the City of Norman, Oklahoma this 21st day of May, 2022.

ATTEST: Brenda Hall
 CITY CLERK,

Brenda Hall
 MAYOR

CERTIFICATE OF CITY CLERK

I, Brenda Hall, City Clerk of the City of Norman, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmaturing installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of VILLAS AT ASHTON GROVE, SECTION 1, a planned unit development, to the City of Norman, Oklahoma. Signed by the City Clerk on this 21st day of May, 2022.

Brenda Hall
 CITY CLERK

COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, hereby certify that I am the duly elected and acting County Treasurer of Cleveland County, State of Oklahoma, that the tax records of said County show all taxes paid for the year 2021, and all prior years on the land shown on the annexed plat of VILLAS AT ASHTON GROVE, SECTION 1, a planned unit development, an addition to the City of Norman, Cleveland County, Oklahoma that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of current years taxes. IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at Norman, Oklahoma on this 22 day of July, 2022.

Jim Reynolds
 COUNTY TREASURER, Jim Reynolds

LICENSED LAND SURVEYOR

I, Doug R. Alford, do hereby certify that I am a Licensed Land Surveyor in the State of Oklahoma, and that the Final Plat of VILLAS AT ASHTON GROVE, SECTION 1, a planned unit development, an addition to the City of Norman, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 10th day of MAY, 2022, and that monuments shown thereon actually exist and their positions are correctly shown, that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title 11 Section, 41-108 of the Oklahoma State Statutes.

Accurate Points Surveying, L.L.C.
 2119 Riverwalk Dr. #162
 Moore, OK 73160
 PH: (405) 735-2810

Doug R. Alford
 Doug R. Alford, LICENSED LAND SURVEYOR No. 1623
 OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 6333 (L.S.) EXPIRES June 30, 2022

STATE OF OKLAHOMA s.s.
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State on this 10th day of May, 2022, personally appeared Doug R. Alford, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written. My Commission Expires: 6-1-2023

Anna L. Davis
 NOTARY PUBLIC

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

Date: May 9, 2022
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106
 PH: (405) 232-7715
 Oklahoma CA#464 Exp. 6/30/2023

VILLAS AT ASHTON GROVE, SECTION 1
 A PLANNED UNIT DEVELOPMENT
 FINAL PLAT SHEET 1 OF 2

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 VILLAS AT ASHTON GROVE, SECTION 15, T9N, R3W, I.M. MAINTENANCE IS NOT TO BE 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, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

CURVE TABLE

LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67
2	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67
3	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67
4	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67
5	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67
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17	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67
18	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67
19	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67
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22	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67
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27	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67
28	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67
29	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67
30	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67

LINE TABLE

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1	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67
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16	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67
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30	N 07°19'03" W	1126.67	N 07°19'03" W	1126.67

FINAL PLAT

VILLAS AT ASHTON GROVE, SECTION 1

A PLANNED UNIT DEVELOPMENT

A PART OF THE S.W. 1/4, SECTION 15, T9N, R3W I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA

DWG. NO. P2022-18 BY: P.B. 25 P. 235 PL.

DATE: 03/20/22 BY: P.B. 25 P. 235 PL.

CLEVELAND COUNTY CLERK, OK - TERRY BELMONT

FILED FOR RECORD

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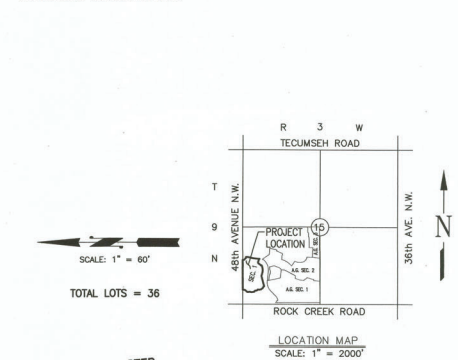
LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (S.W. 1/4) of Section Fifteen (15), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Southwest corner of said S.W. 1/4, THENCE North 07°19'18" West along the West line of said S.W. 1/4 a distance of 675.37 feet to the POINT OF BEGINNING;

THENCE continuing North 07°19'18" West along said West line a distance 638.09 feet; THENCE North 89°40'42" East a distance of 50.00 feet; THENCE North 44°40'43" East a distance of 106.24 feet; THENCE North 07°19'03" West a distance of 25.00 feet; THENCE North 89°40'07" East a distance of 41.02 feet to a point of curvature; THENCE around a curve to the right having a radius of 225.00 feet (said curve subtended by a chord which bears South 83°09'59" East, a distance of 56.22 feet) and an arc length of 56.17 feet; THENCE South 70°02'54" East a distance of 129.82 feet to a point of curvature; THENCE around a curve to the left having a radius of 425.00 feet (said curve subtended by a chord which bears South 81°22'30" East, a distance of 79.40 feet) and an arc length of 79.52 feet; THENCE South 89°44'06" East a distance of 156.25 feet; THENCE South 40°15'32" West a distance of 35.35 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 345.00 feet (said curve subtended by a chord which bears South 17°59'54" West, a distance of 104.01 feet) and an arc length of 104.40 feet; THENCE South 19°30'11" East a distance of 35.82 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 331.70 feet (said curve subtended by a chord which bears South 50°27'32" East, a distance of 128.07 feet) and an arc length of 128.88 feet; THENCE around a compound curve to the right having a radius of 200.00 feet (said curve subtended by a chord which bears South 07°59'31" East, a distance of 248.38 feet) and an arc length of 257.98 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 100.00 feet (said curve subtended by a chord which bears South 07°59'31" West, a distance of 111.66 feet) and an arc length of 118.47 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 400.00 feet (said curve subtended by a chord which bears South 20°29'14" East, a distance of 136.20 feet) and an arc length of 136.30 feet; THENCE around a reverse curve to the left having a radius of 1070.00 feet (said curve subtended by a chord which bears South 14°22'11" East, a distance of 147.30 feet) and an arc length of 147.42 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 125.00 feet (said curve subtended by a chord which bears South 17°45'23" West, a distance of 133.18 feet) and an arc length of 140.45 feet; THENCE around a compound curve to the right having a radius of 410.00 feet (said curve subtended by a chord which bears South 49°30'45" West, a distance of 51.01 feet) and an arc length of 51.04 feet; THENCE around a compound curve to the right having a radius of 125.00 feet (said curve subtended by a chord which bears South 77°12'44" West, a distance of 102.22 feet) and an arc length of 103.30 feet; THENCE around a compound curve to the right having a radius of 600.00 feet (said curve subtended by a chord which bears North 75°12'08" West, a distance of 78.28 feet) and an arc length of 78.32 feet; THENCE South 38°18'15" West a distance of 119.05 feet; THENCE South 82°51'11" West a distance of 86.61 feet; THENCE North 73°50'27" West a distance of 122.82 feet; THENCE North 34°44'48" West a distance of 148.07 feet; THENCE North 07°19'18" West a distance of 107.05 feet; THENCE South 89°40'42" West a distance of 100.05 feet to the POINT OF BEGINNING.

Said tract contains 15.95 acres, more or less.



ASHTON GROVE MASTER ASSOCIATION, INC.

TYPICAL BUILDING SETBACKS

NOT TO SCALE

NOTE: COMMON AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.

• SET 1/2" I.P. W/ C.A. 1489 CAP AT ALL PROPERTY CORNERS

C.A. = COMMON AREA

D/E = DRAINAGE EASEMENT

PED/E = PEDESTRIAN EASEMENT

LNA = LIMITS OF NO ACCESS

U/E = UTILITY EASEMENT

B/L = BUILDING LINE

-1000- = ADDRESS

NOTE: THE REAR YARD SETBACK BUILDING LINE "X" SHALL BE APPLIED TO THE PRIMARY STRUCTURE.

THE REAR YARD SETBACK BUILDING LINE "Y" SHALL BE APPLIED TO GARAGE STRUCTURES EXCEPT WHERE UTILITY EASEMENT EXISTS.

SIDEYARD SETBACKS ON INTERIOR PROPERTY LINES ARE 5' MINIMUM UP TO 10' WITH A MINIMUM OF 14' BETWEEN BUILDINGS.

DATE: May 9, 2022

S.W. COR., S.W. 1/4, SEC. 15, T9N, R3W, I.M.

815 W. Main Street

Oklahoma City, OK 73106

PH: 405.262-7715

Oklahoma CA#64 Exp. 6-30-2023

VILLAS AT ASHTON GROVE, SECTION 1

A PLANNED UNIT DEVELOPMENT

FINAL PLAT SHEET 2 OF 2

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.