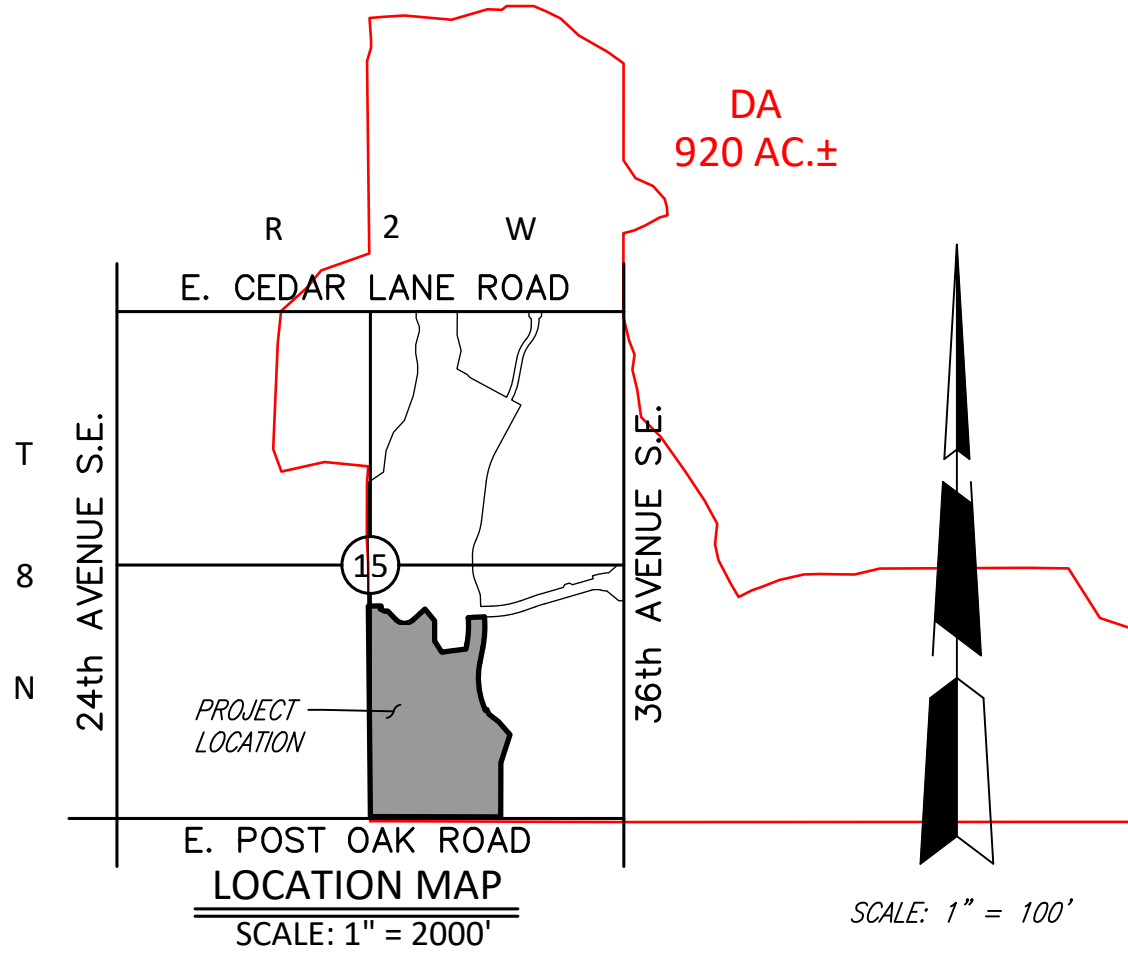


**PRELIMINARY PLAT**  
**DESTIN LANDING PHASE 2**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE S.E. 1/4, SECTION 15, T8N, R2W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



RESIDENTIAL LOTS - 218  
 OPEN SPACE AREA = 19.37 AC.±

**LEGAL DESCRIPTION:**

A tract of land being a part of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Eight North (8N), Range Two West (R2W) of the Indian Meridian, Norman, Cleveland County, Oklahoma and being more particularly described as follows:

BEGINNING at the Southwest corner of said SE/4; THENCE North 00°34'11" West a distance of 2192.35 feet; THENCE North 89°25'49" East a distance of 133.40 feet; THENCE South 01°05'21" West a distance of 17.99 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears South 30°53'55" West, a distance of 16.35 feet) and an arc length of 16.36 feet; THENCE South 62°51'06" East a distance of 50.00 feet; THENCE North 86°43'59" East a distance of 32.14 feet; THENCE South 43°53'44" East a distance of 126.29 feet to a point of curvature; THENCE around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears South 88°10'32" East, a distance of 174.54 feet) and an arc length of 193.21 feet; THENCE North 47°32'39" East a distance of 172.27 feet; THENCE South 39°24'26" East a distance of 158.19 feet; THENCE South 00°00'00" East a distance of 211.02 feet; THENCE South 33°00'04" East a distance of 138.32 feet; THENCE North 81°40'53" East a distance of 105.23 feet; THENCE North 82°51'44" East a distance of 148.31 feet; THENCE North 11°05'09" East a distance of 50.08 feet to a point of curvature; THENCE around a curve to the left having a radius of 970.00 feet (said curve subtended by a chord which bears North 02°53'24" East, a distance of 272.56 feet) and an arc length of 272.51 feet; THENCE North 84°41'39" East a distance of 60.00 feet; THENCE North 88°22'54" East a distance of 110.21 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 1140.00 feet (said curve subtended by a chord which bears South 03°04'05" West, a distance of 318.01 feet) and an arc length of 318.05 feet; THENCE South 11°05'09" West a distance of 164.13 feet to a point of curvature; THENCE around a curve to the left having a radius of 810.00 feet (said curve subtended by a chord which bears South 04°49'50" East, a distance of 444.25 feet) and an arc length of 450.02 feet; THENCE South 20°44'48" East a distance of 53.51 feet; THENCE North 69°15'12" East a distance of 18.90 feet; THENCE South 20°44'48" East a distance of 50.00 feet; THENCE South 52°04'39" East a distance of 130.12 feet; THENCE South 41°30'24" East a distance of 180.38 feet; THENCE South 18°01'29" West a distance of 308.43 feet; THENCE South 00°10'23" West a distance of 563.41 feet; THENCE North 89°49'37" West a distance of 1356.92 feet to the POINT OF BEGINNING.

Said tract contains 58.77 acres, more or less.

**NOTES:**

- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- EXISTING ZONING IS PUD.
- ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
- ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED (SUBJECT TO PHASING).
- ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE MANDATORY PROPERTY OWNERS ASSOCIATION.
- FRONT SETBACKS FOR 5000 S.F. LOTS WILL BE 15' (OR AS OTHERWISE SHOWN), WITH A 20' SETBACK FOR GARAGE.
- FRONT SETBACKS FOR 4000 S.F. LOTS WILL BE 10' (OR AS OTHERWISE SHOWN), WITH A 20' SETBACK FOR GARAGE.
- FEMA FIRM FLOOD PANEL MAP #10027C0285L, REVISED FEBRUARY 20, 2013, WAS USED FOR THIS PROJECT.

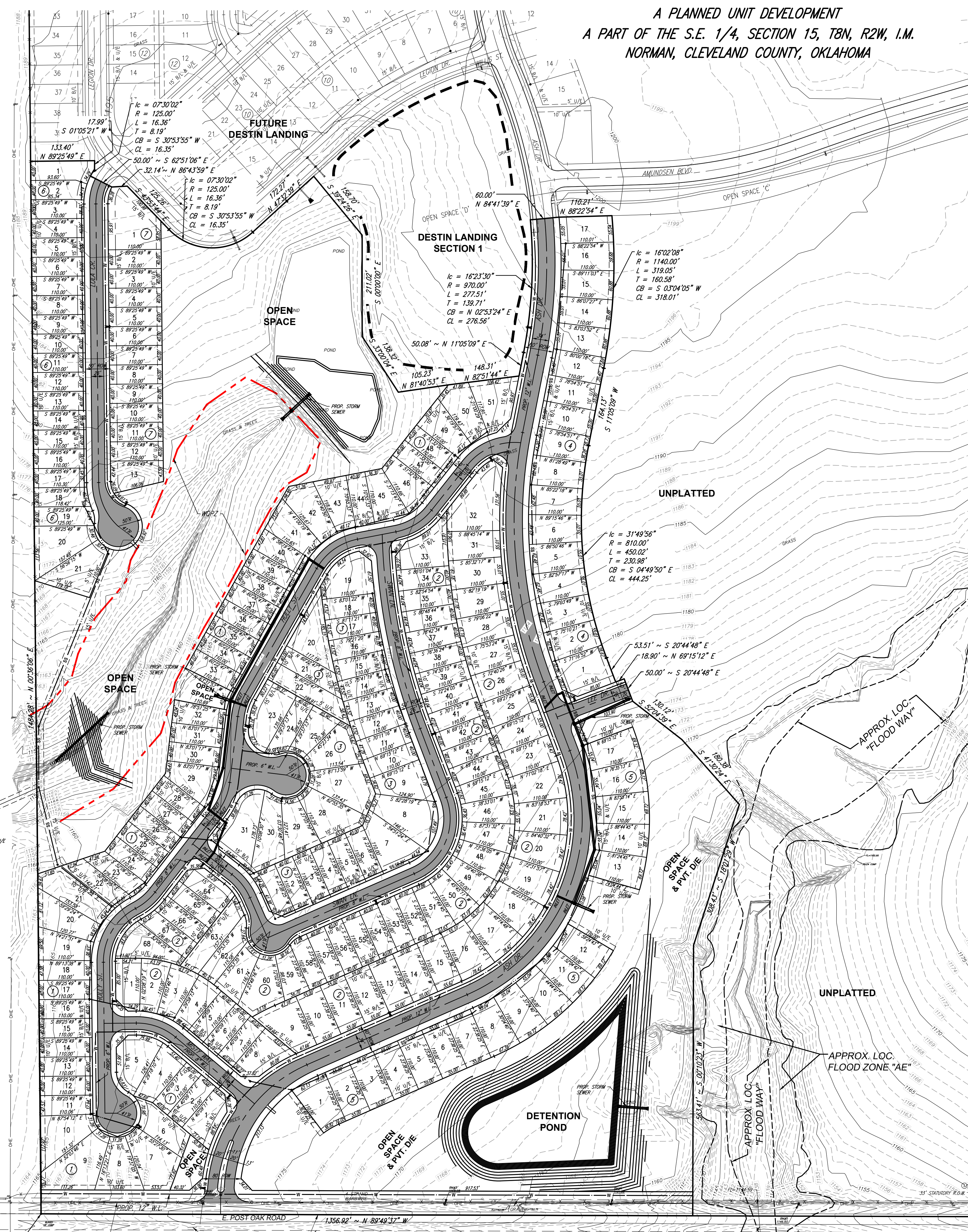
**STORM DRAINAGE DETENTION FACILITY EASEMENT**

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 DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF DESTIN LANDING PHASE 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, 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 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 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.

**(WQP2) WATER QUALITY PROTECTION ZONE**

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(C) OF THE NORMAN CITY CODE.

NOTE: THE WQP2 IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

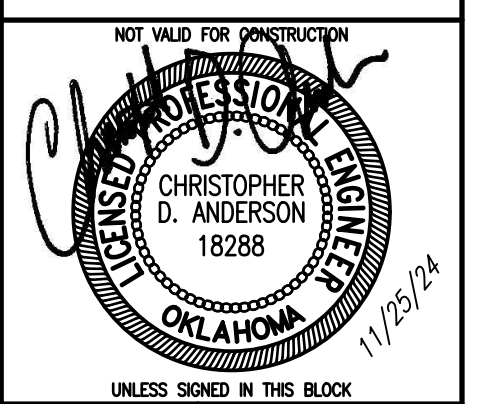


P.O.B.  
 S.W. COR., SE/4,  
 SEC. 15, T8N, R2W, I.M.

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**OWNER / DEVELOPER**  
 FARZANEH DEVELOPMENT, LLLP  
 2252 N. BROADWAY ST.  
 MOORE, OKLAHOMA 73160

**ENGINEER**  
 SMC CONSULTING ENGINEERS  
 815 W. MAIN ST.  
 OKLAHOMA CITY, OKLAHOMA 73106



**DESTIN LANDING PHASE 2**  
**36TH AVE. S.E. & POST OAK RD.**  
**NORMAN, OKLAHOMA**

**SMC**  
 Consulting Engineers, P.C.  
 815 W. MAIN ST.  
 OKLAHOMA CITY, OKLAHOMA 73106  
 TEL: 405-232-7115 FAX: 405-232-7899  
 WWW.SMCENGINEERS.COM  
 PROJECT NO.: 11617.02  
 DATE: 11/25/14  
 SCALE: 1" = 100'  
 DRAWN BY: G.B.  
 ENGINEER: CHRISTOPHER D. ANDERSON  
 P.E. NUMBER: 18288

**PRELIMINARY PLAT**  
 SHEET NO.  
 1