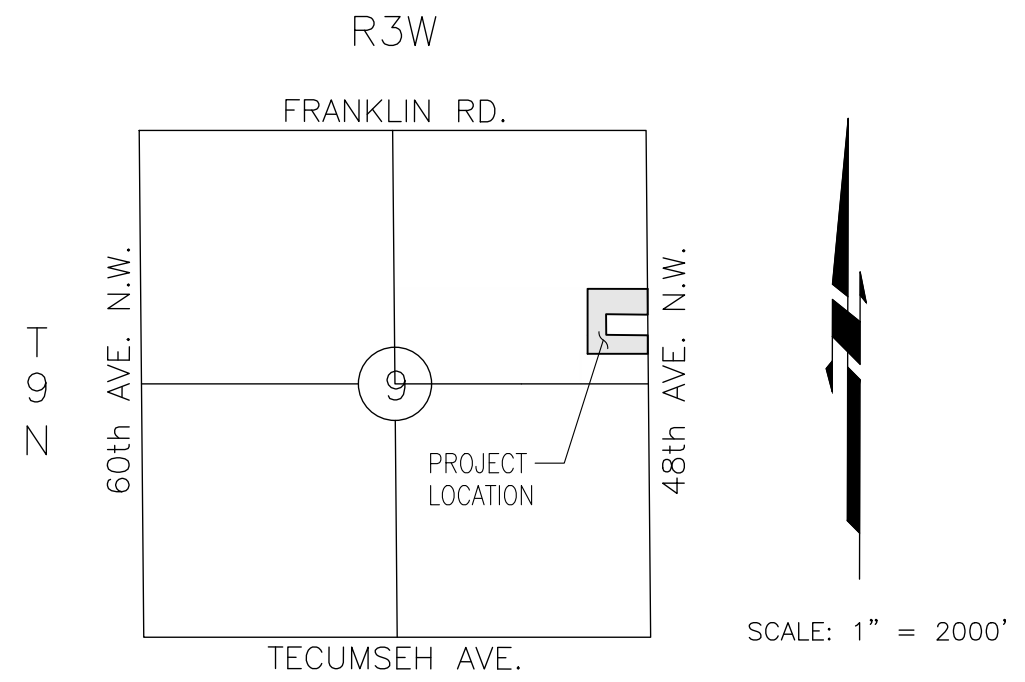
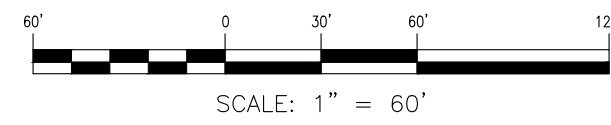


PRELIMINARY PLAT
RED SKY RANCH
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE N.E. 1/4 OF SECTION 9, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTES:

- EXISTING ZONING IS A-2. PROPOSED ZONING IS PUD.
- THIS PLAT WILL BE SERVED BY PRIVATE WATER WELLS AND PRIVATE SANITARY SEWER SEPTIC SYSTEMS.
- STREET AND SIDEWALK IMPROVEMENTS FOR 48th AVE. N.W. WILL BE DEFERRED.
- THE FLOOD PLAIN SHOWN IS BASED ON FEMA FIRM PANEL NO. 40027C01700, EFFECTIVE 1/15/2021.

LEGAL DESCRIPTION

A tract of land being a part of the Northeast Quarter (N.E. 1/4) of Section 9, Township 9 North (T9N), Range 3 West (R3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

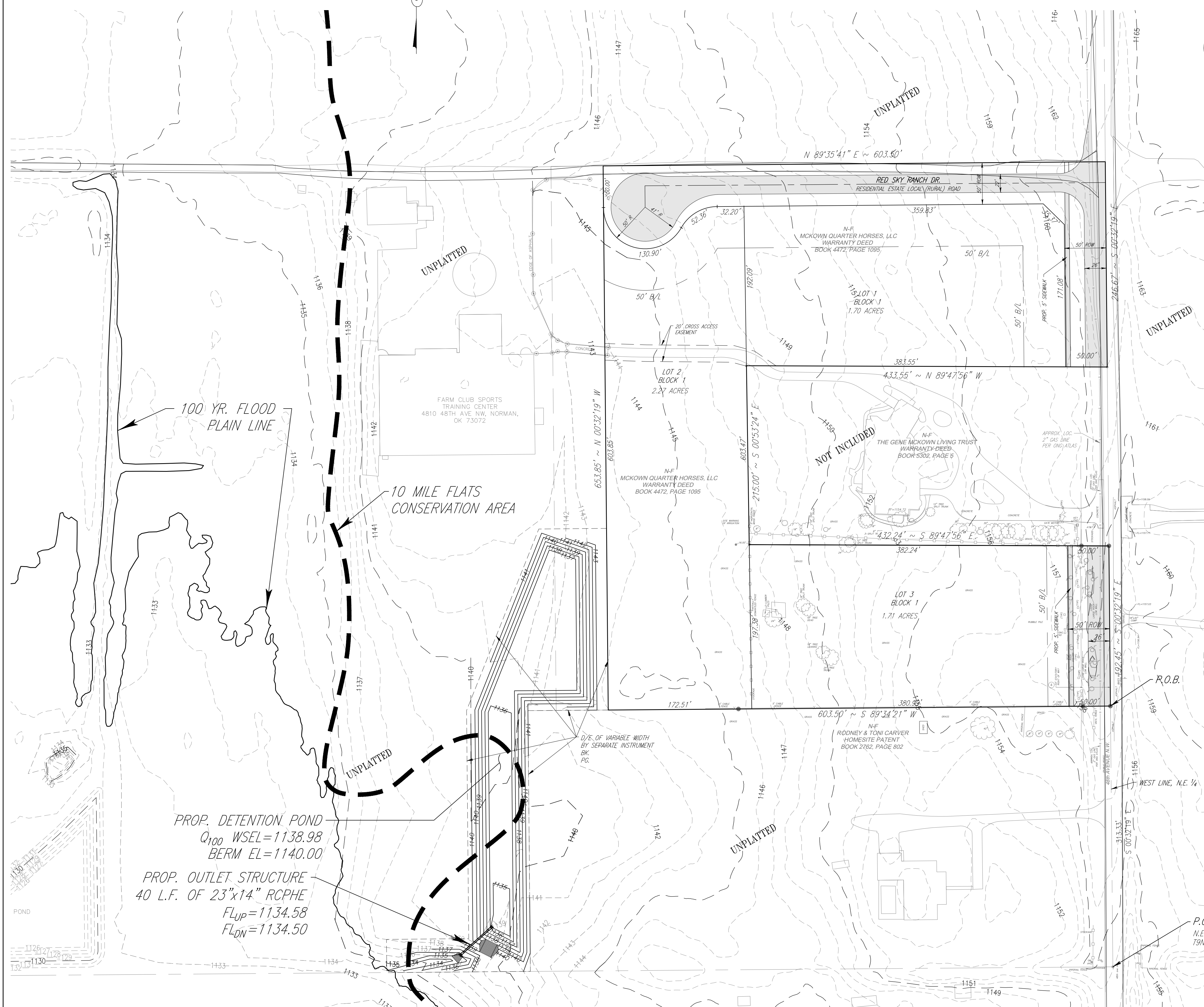
COMMENCING at the Southeast corner of the N.E. 1/4 of said Section 9;
 THENCE North 00°32'21" West along the East line of said N.E. 1/4 a distance of 313.33 feet to the POINT OF BEGINNING;

THENCE South 89°32'52" West a distance of 603.50 feet;
 THENCE North 00°32'19" West a distance of 653.85 feet;
 THENCE North 89°31'25" East a distance of 603.50 feet to a point on the East line of said N.E. 1/4;
 THENCE South 00°32'21" East along said East line a distance of 246.67 feet;
 THENCE North 89°47'56" West a distance of 433.55 feet;
 THENCE South 00°53'24" East a distance of 215.00 feet;
 THENCE South 89°47'56" East a distance of 432.24 feet to a point on the East line of said N.E. 1/4;
 THENCE South 00°32'21" East along said East line a distance of 192.45 feet to the POINT OF BEGINNING.

Said tract contains 6.92 acres, more or less.

STORM DRAINAGE DETENTION FACILITY EASEMENT

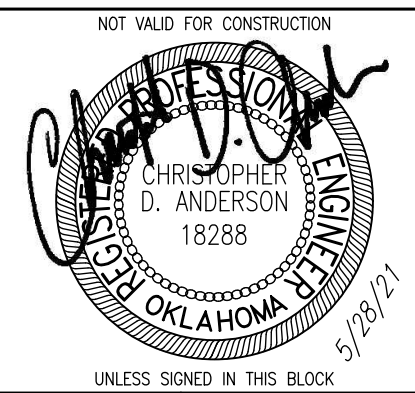
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF "RED SKY RANCH"; 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.



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OWNER/DEVELOPER:
 MCKOWN FAMILY, LLC
 1320 N PORTER
 NORMAN OK 73071
 (405) 364-1152

ENGINEER:
 SMC CONSULTING ENGINEERS, P.C.
 815 W. MAIN ST.
 OKLAHOMA CITY, OK 73106
 (405) 232-7715



RED SKY RANCH
 A PLANNED UNIT DEVELOPMENT
 48th AVE. N.W. & TECUMSEH RD.
 NORMAN, OKLAHOMA

No.	Revision	Date
	1	5/3/2021
By		Date
1		5/3/2021
Revised per city DPT comments		
By		Date
1		5/3/2021

PROJECT NO.: 5596.00
 DATE: 5/3/2021
 SCALE: 1" = 60'
 DRAWN BY: D.G.
 ENGINEER: Christopher D. Anderson
 P.E. NUMBER: 18288

PRELIMINARY PLAT

SHEET NO.
 1