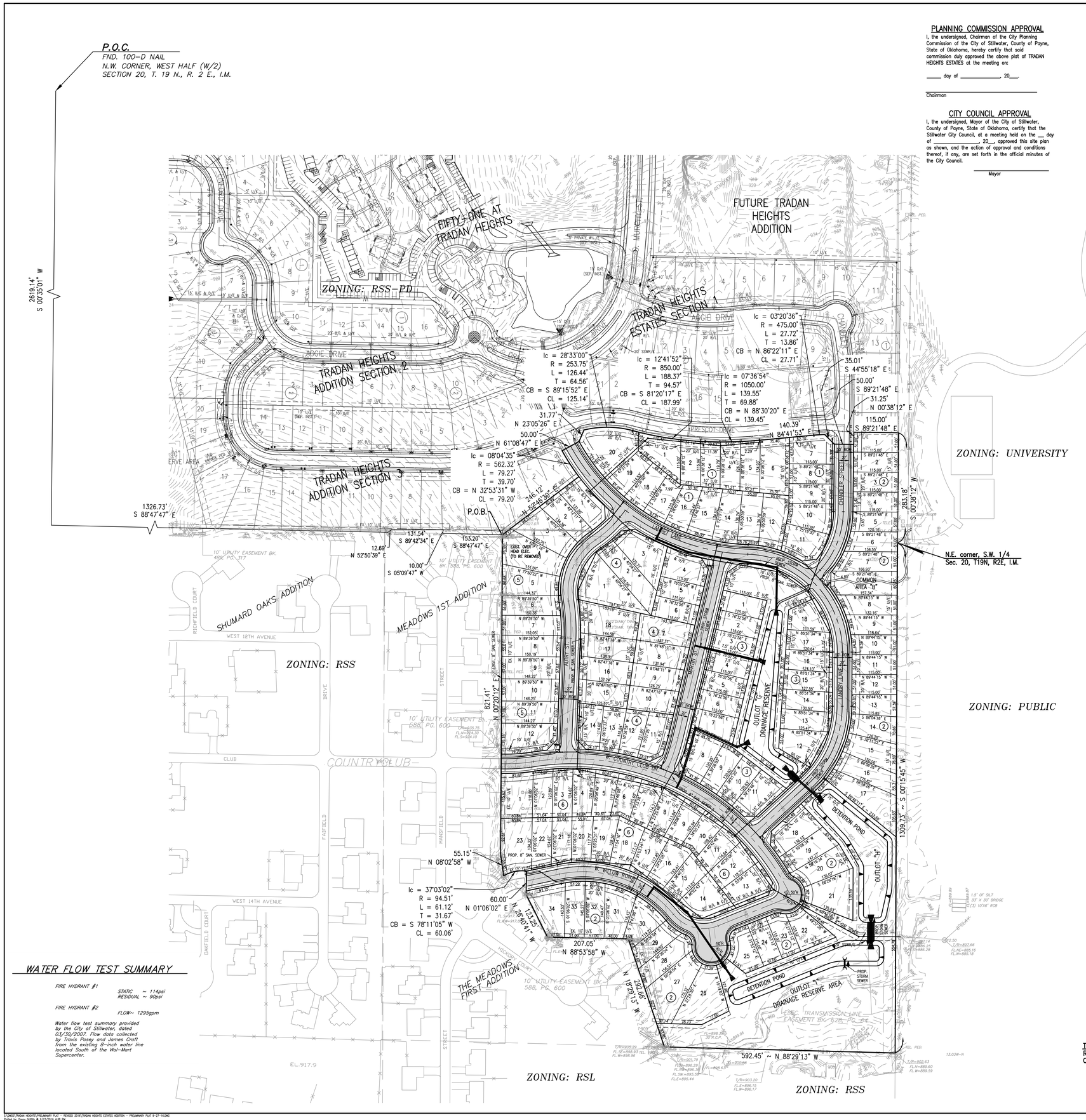

PLANNING COMMISSION APPROVAL

I, the undersigned, Chairman of the City Planning Commission of the City of Stillwater, County of Payne, State of Oklahoma, hereby certify that said commission duly approved the above plat of TRADAN HEIGHTS ESTATES at the meeting on:

_____ day of _____, 20___.

_____
Chairman

CITY COUNCIL APPROVAL

I, the undersigned, Mayor of the City of Stillwater, County of Payne, State of Oklahoma, certify that the Stillwater City Council, at a meeting held on the ___ day of _____, 20___ approved this site plan as shown, and the action of approval and conditions thereof, if any, are set forth in the official minutes of the City Council.

_____
Mayor

LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter (N.W. ¼) and Southwest Quarter (S.W. ¼), Section 20, Township 19 North (T19N), Range 2 East (R2E), of the Indian Meridian, Stillwater, Payne County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said N.W. ¼ of Section 20;

THENCE South 00°35'01" West along the West line of said Section 20, a distance of 2619.14 feet to the Southwest corner of said N.W. ¼; THENCE South 88°47'47" East along the South line of said N.W. ¼ a distance of 691.81 feet to the Southwest corner of "Outlot C" of the filed final plat of TRADAN HEIGHTS ADDITION SECTION 3 (as filed in Book 2321, Page 717) and continuing along said South property line a distance of 634.92 feet for a total distance of 1326.73 feet; THENCE along the South property line of said final plat the following four (4) courses:

1) THENCE North 52°50'39" East a distance of 12.69 feet;
2) THENCE South 89°42'34" East a distance of 131.54 feet;
3) THENCE South 05°09'47" West a distance of 10.00 feet;
4) THENCE South 88°47'47" East a distance of 153.20 feet to the POINT OF BEGINNING;

THENCE North 52°45'30" East along said South property line a distance of 246.12 feet to a point on a non-tangent curve; THENCE continuing along said South property line around a curve to the right having a radius of 562.32 feet (said curve subtended by a chord which bears North 32°53'31" West, a distance of 79.20 feet) and an arc length of 79.27 feet to a point, said point being a point on the property line of the filed final plat of TRADAN HEIGHTS ESTATES, SECTION 1 (as filed in Book 1985, Page 541-547); THENCE along said property line of said final plat the following eleven (11) courses:

1) THENCE North 61°08'47" East a distance of 50.00 feet;
2) THENCE North 23°05'26" East a distance of 31.77 feet to a point on a non-tangent curve;
3) THENCE around a curve to the right having a radius of 253.75 feet (said curve subtended by a chord which bears South 89°15'52" East, a distance of 125.14 feet) and an arc length of 126.44 feet to a point of reverse curvature;
4) THENCE around a curve to the left having a radius of 850.00 feet (said curve subtended by a chord which bears South 81°20'17" East, a distance of 187.99 feet) and an arc length of 188.37 feet to a point of continuing curvature;
5) THENCE around a compound curve to the left having a radius of 1050.00 feet (said curve subtended by a chord which bears North 88°30'20" East, a distance of 139.45 feet) and an arc length of 139.55 feet;
6) THENCE North 84°41'53" East a distance of 140.39 feet to a point of curvature;
7) THENCE around a curve to the right having a radius of 475.00 feet (said curve subtended by a chord which bears North 86°22'11" East, a distance of 27.71 feet) and an arc length of 27.72 feet;
8) THENCE South 44°55'18" East a distance of 35.01 feet;
9) THENCE South 89°21'48" East a distance of 50.00 feet;
10) THENCE South 00°38'12" East a distance of 31.25 feet;
11) THENCE South 89°21'48" East a distance of 115.00 feet to a point on the East line of said N.W. ¼;

THENCE South 00°38'12" West along said East line a distance of 283.18 feet to the Southeast corner of said N.W. ¼; THENCE South 00°15'45" West along said the East line of said S.W. ¼ a distance of 1309.73 feet to the Northeast corner of Lot 14, Block 2 of the filed final plat of WINDRIDGE ADDITION (as filed in Book 1462, Page 865-869); THENCE North 88°29'13" West along the North line of said final plat a distance of 329.47 feet, and continuing for a total distance of 592.45 feet to a point, said point being the Southeast corner of the filed final plat of MEADOWS, FIRST SECTION (as filed in Book 610, Page 304); THENCE along the property line of said final plat the following seven (7) courses:

1) THENCE North 18°29'13" West a distance of 292.66 feet;
2) THENCE North 88°53'58" West a distance of 207.05 feet;
3) THENCE North 26°40'41" West a distance of 123.25 feet;
4) THENCE North 01°06'02" East a distance of 60.00 feet to a point on a non-tangent curve;
5) THENCE around a curve to the left having a radius of 94.51 feet (said curve subtended by a chord which bears South 78°11'05" West, a distance of 60.06 feet) and an arc length of 61.12 feet;
6) THENCE North 08°02'58" West a distance of 55.15 feet;
7) THENCE North 00°20'12" East a distance of 821.41 feet to the POINT OF BEGINNING.

Said tract contains 1,443,276 square feet, or 33.133 acres, more or less.

NOTES

1. ACCESS TO THE DEVELOPMENT IS MADE THROUGH EXISTING PHASES OF TRADAN HEIGHTS ESTATES ADDITION.
2. SIDEWALKS SHALL BE PROVIDED WITHIN THE DEVELOPMENT AND ALONG PROPOSED PUBLIC STREETS FOR PEDESTRIAN TRAFFIC. MINIMUM 4-FOOT WIDE SIDEWALKS SHALL BE CONSTRUCTED ALONG RESIDENTIAL PROPERTIES. ALL STREET AND SIDEWALK RIGHTS-OF-WAY SHALL BE RESOLVED AT THE TIME OF PLATTING.
3. THERE SHALL BE PROVIDED COVENANTS AND RESTRICTIONS WHICH SHALL BE RECORDED FOR PLATTED PROPERTIES. SAID COVENANTS AND RESTRICTIONS SHALL PROVIDE FOR A PROPERTY OWNERS ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF COMMON AREA IMPROVEMENTS, INCLUDING PRIVATE DRIVES, OPEN SPACE, AND AMENITIES. THE OWNER OF A DEVELOPED UNPLATTED TRACT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING, PRIVATE DRIVES, OPEN SPACE AND AMENITIES WITHIN THE DEVELOPED UNPLATTED TRACT.
4. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF STILLWATER STANDARDS AND SPECIFICATIONS.
5. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
6. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED. ENGINEER RESERVES THE RIGHT TO CONSTRUCT SANITARY SEWER IN ROAD R/W.
7. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
8. EXISTING WELL ON LOT 17, BLOCK 4 HAS BEEN PLUGGED AND ABANDONED.

WATER FLOW TEST SUMMARY

FIRE HYDRANT #1
STATIC ~ 114psi
RESIDUAL ~ 90psi

FIRE HYDRANT #2
FLOW~ 1295gpm

Water flow test summary provided by the City of Stillwater, dated 03/30/2007. Flow data collected by Travis Posey and James Croft from the existing 8-inch water line located South of the Wal-Mart Supercenter.

LEGEND

R.O.W.	RIGHT OF WAY
U/E	UTILITY EASEMENT
SL/E	STREET LIGHT EASEMENT
D/E	DRAINAGE EASEMENT
P/E	PRIVATE EASEMENT
E/E	ELECTRIC EASEMENT
B/L	BUILDING SETBACK LINE
M.H.	MANHOLE
F.H.	FIRE HYDRANT
H.W	HEADWALL
W.L.	WATER LINE

TOTAL LOT COUNT
RESIDENTIAL – 125
OUTLOT (RESERVE) – 3

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OWNER / DEVELOPER
TRADAN DEVELOPMENT, LLC
1320 N. PORTER AVE.
NORMAN, OK 73071
(405) 364-1152

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

NOT VALID FOR CONSTRUCTION
LICENSED PROFESSIONAL ENGINEER
CHRISTOPHER D. ANDERSON
18288
OKLAHOMA
UNLESS SIGNED IN THIS BLOCK

TRADAN HEIGHTS ESTATES ADDITION

S.H. 51 & S. MURPHY ST. STILLWATER, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
815 W. Main St. Oklahoma City, OK 73106
Ph: 405-232-7715 Fax: 405-232-7559
Website: www.smcokc.com
OK HORIZ. CERTIFICATE OF AUTHORIZATION NO. 441 EXP. 06/30/2017

No.	Revision	By	Date
1	Expired Preliminary re-submittal	D.G.	9/27/16

PROJECT NO.: 5966.00
DATE: 09/27/2016
SCALE: 1" = 100'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: P.E. 18288

PRELIMINARY PLAT

SHEET NO.
1

C:\DWG\TRADAN HEIGHTS\PRELIMINARY PLAT - REVISED 2016\TRADAN HEIGHTS ESTATES ADDITION - PRELIMINARY PLAT 9-27-16.DWG
Plotted by: Danny Griffith @ 9/27/2016 4:28 PM