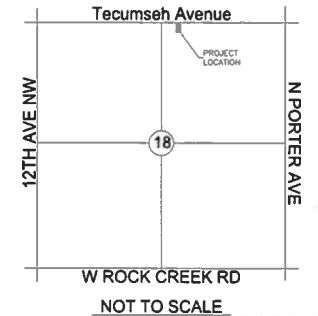


ALPINE MOTORSPORT ADDITION PRELIMINARY PLAT

NE/4 OF SECTION 18, T9N, R2W, I.M.
LOT: 1 BLOCK: 1
520 WEST TECUMSEH ROAD
NORMAN, CLEVELAND COUNTY, OKLAHOMA



Part of the North Half of the Northeast Quarter of Section 18, Township 9 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, described as follows:
Beginning at a point 500 feet S89°47'15" E of the Northwest corner of the Northeast quarter of Section 18; Thence South 260.83 feet, Thence N89°47'15" W, a distance of 167 feet; Thence North 260.83 feet; Thence S89°47'15" E, a distance of 167 feet to the Point or Place of Beginning

EXCEPTIONS:

9. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 152, Page 268.
10. Right-of-way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 615, Page 330.
11. Grant of Easement in favor of the City of Norman recorded in Book 2805, Page 1055.
12. Resolution Declaring Recoupment for Improvements to Tecumseh Road recorded in Book 3372, Page 907.
13. Resolution Declaring Recoupment for Improvements to Tecumseh Road recorded in Book 4832, Page 755.
14. Temporary Easement in favor of the City of Norman recorded in Book 3599, Page 63.
15. Temporary Easement in favor of the City of Norman recorded in Book 3599, Page 64.
16. Grant of Easement in favor of the City of Norman recorded in Book 3599, Page 65.
17. Grant of Easement in favor of the City of Norman recorded in Book 3599, Page 66.
18. Rules and Regulations for the Central Oklahoma Master Conservancy District recorded in Book 1897, Page 303, and in Book 1899, Page 29, and in Book 5873, Page 1469.

NORMAN DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS A CONDITION TO PROVIDE FOR DETENTION OF STORM SEWER AND WATER AND CONSIDERED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THIS DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAT OF HANNA'S ADDITION TO THE CITY OF NORMAN. 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 ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE LAW ENFORCING AGENCIES ASSIGNED TO AND WORK FROM SAID PROPERTY OWNERS. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERFORMING INSPECTIONS AND/OR OTHER CITY MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

ZONING:

EXISTING ZONING:
I-1

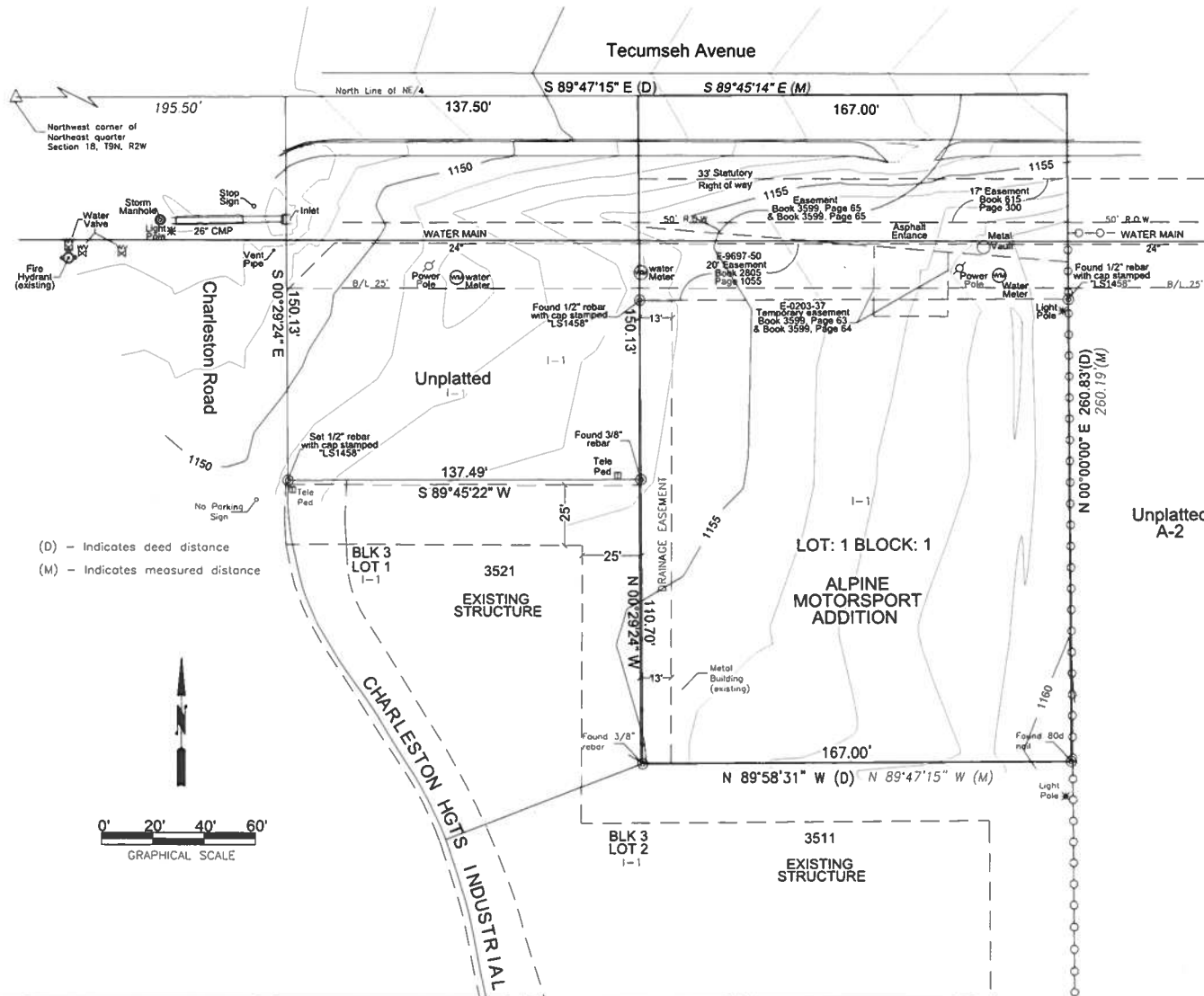
ENGINEER/SURVEYOR:

DANSBY ENGINEERING PLC
JW DANSBY P.E.# 11897
GREG P. SKINNER L.S.#1458

OWNER:

MICHAEL ROBERTS

DOCUMENT TITLE	PRELIMINARY PLAT	CLIENT	MICHAEL ROBERTS
LOCATION	2397 ALPINE MOTORSPORT LLC	LOCATION	520 W TECUMSEH RD NORMAN, OK 73069
DRAWN BY:	LES	SCALE:	1"=20'
DATE BY:	MRD	DATE:	10/04/2021
PROJ. NO.:	2397	DWG. NO.:	1 OF 1
CAD TITLE:		REVISED:	
(405) 321-4049	C.A. No. 5351 Exp. 8/30/22	REVISED:	10/29/2021



(D) - Indicates deed distance
(M) - Indicates measured distance

