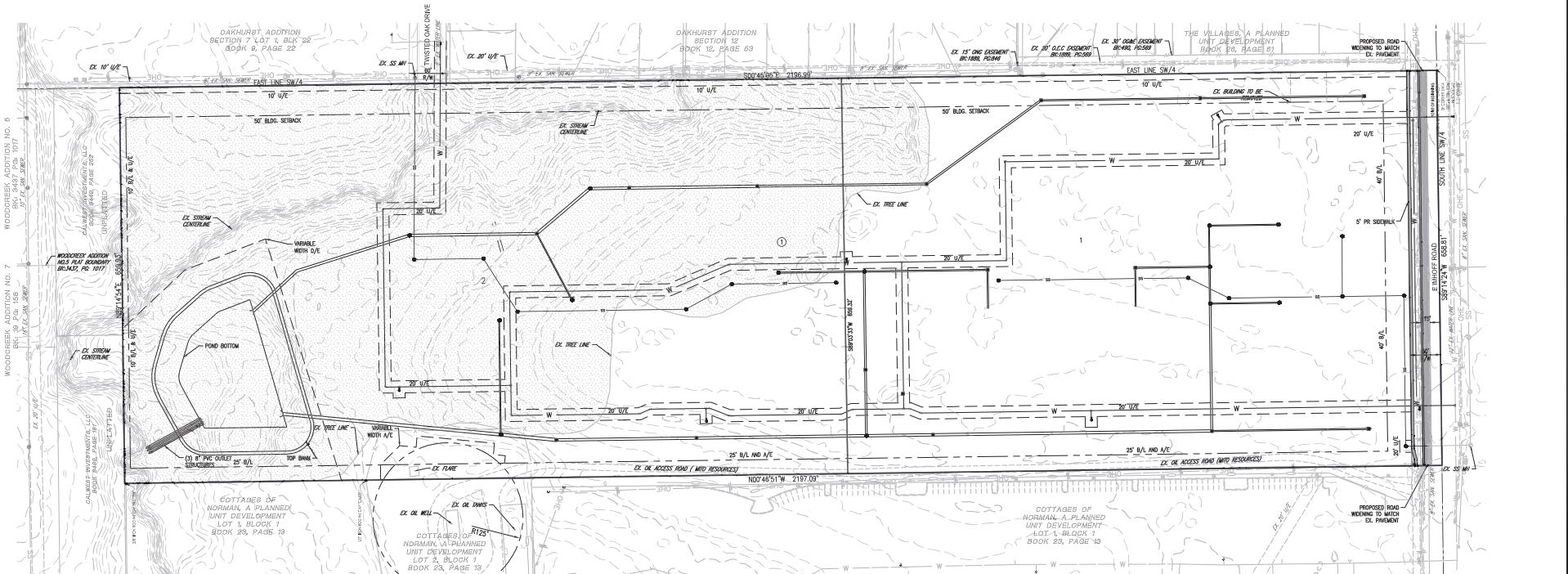
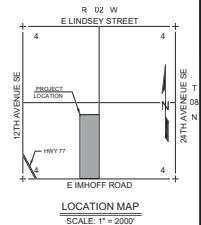


# EXHIBIT D

PRELIMINARY PLAT  
OF  
**COLERAINE MULTIFAMILY,  
A PLANNED UNIT DEVELOPMENT**  
A PART OF THE SW 1/4 OF SECTION 4, T8N - R2W, I.M.,  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

Revised 12.11.25



LOT COUNT:  
RESIDENTIAL 2 LOTS 32.50 ACRES

## NOTES

1. Maintenance of the common areas, islands/medians in public rights-of-way, and drainage areas shall be the responsibility of the Property Owner. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent, shall be installed in the drainage areas, unless consented to in writing, but not limited to, walls, berms, culverts, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
2. A sidewalk shall be required on each lot and must be installed prior to the issuance of any Occupancy Permit.
3. Sidewalks are the responsibility of the developer and must be installed prior to the issuance of any Occupancy Permits. Arterial sidewalks will be provided in accordance with sidewalk ordinances.
4. All existing and proposed easements will be tied to lot corners on final plats. Final location of such to be subject to engineering review of public improvements.
5. All maintenance within the drainage detention facility shall be the right, duty and responsibility of the drainage area Property Owner. However, if maintenance is neglected or subject to other unusual circumstances and it is determined to be a hazard to public health and safety, the City of Norman may perform the work, and the governing jurisdiction will costs assessed and borne under said Drainage Area Property. Officials representing the Public Works Department, shall have the right to enter upon property for purposes of periodic inspection and maintenance of facility and receiving written approval from the Public Works Department, Property Owner may construct improvements within the property, provided the improvement does not interfere with the drainage facility.
6. All Public Utilities shall be designed in accordance with the City of Norman Standards.
7. All Public Utilities will be in dedicated easements.
8. All Sanitary Sewer Lines to be 8" DIA, unless noted otherwise.
9. All Water Lines to be 8" DIA, unless noted otherwise.
10. Fire Hydrants will be located and installed in accordance with the Final Plans and the City of Norman Standards and Specifications.
11. All Public Improvements are subject to engineering review and approval. Final size and location to be installed in accordance with the Final Plans and the City of Norman Standards and Specifications.
12. Property is located in the Bishop Creek watershed with a total drainage area of 7,411.20 Acres MOL.

#### LEGEND

#### LEGEND

B/L	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.O.A.	LIMITS OF ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
A/E	ACCESS EASEMENT
SS	SANITARY SEWER

## ZONING:

CURRENT: "A-2" AGRICULTURAL  
"I-2" INDUSTRIAL

PROPOSED: "PUD" MULTI-FAMILY RESIDENTIAL

LEGAL DESCRIPTION

A tract of land situated within the Southwest Quarter (SW<sup>1/4</sup>) of Section Four (4), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (IM), Cleveland County, Oklahoma, being more particularly described as follows, to wit:

BEGINNING at the Southeast corner of said SW<sup>1/4</sup>; thence  
S89°45'40" W a distance of 5618.81 feet; thence  
N09°45'10" W a distance of 2197.09 feet; thence  
N89°45'40" E a distance of 593.93 feet; thence  
S04°05'00" E a distance of 2196.99 feet  
to the POINT OF BEGINNING.

Said tract contains 1,446.861 Sq Ft or 33.25 Acres, more or less.

The foregoing legal description forms a mathematically closed figure and was prepared under the supervision of Lee Allen Schneider P.S. 1502 on 9/23/2025 in conjunction with Croton, Tull & Associates Project 254503300. The basis of control is OKLAHOMA STATE NAD83 (2011) EPOCH 2010, and describes the same property as described in Schedule A of Title Commitment No. 71062501076 issued by title company of May, 6, 2025 at 7:30AM as prepared by Croton Title Insurance Company.

SCALE: 1° = 80'  
GRAPHIC SCALE IN FEET

0 80

1708 LENOX DR  
NORMAN, OK 73069  
300 POINTE PARKWAY BLVD  
YUKON, OK 73099  
PH: 405-787-6270  
EMAIL: braden.shaffer@craftontull.com  
SURVEYOR:  
COLEMANE CAPITAL GROUP, INC.  
2100 GARDEN RD, BLDG A  
MONTEREY, CA 93940  
PH: 831-324-4227  
EMAIL: bmoon@colemanecapital.com  
GRAFTON, TULL & ASSOCIATES, INC.  
LEE ALLEN SCHROEDER, P.S.  
300 POINTE PARKWAY BLVD  
YUKON, OK 73099  
PH: 405-787-6270  
EMAIL: lee.schroeder@craftontull.com

PRELIMINARY PLAT  
COLEBRAINE MULTIFAMILY

300 Pointe Parkway Blvd.

Yukon, Oklahoma 73099

ft. = 1.7011

ilton TUI

05.787.62701 405.787.62761

www.craftonitall.com

Yukon, Oklahoma 73099  
**ffton Tull**  
engineering surveying  
35.787, -97.62701 405.787, -97.62761  
SHEET NO.: 1 OF 1  
DATE: 09/25/2025

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SHEET NO.: 1 OF 1

DATE: 09/25/2025

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