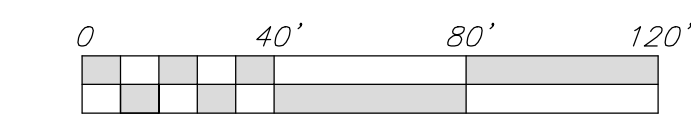
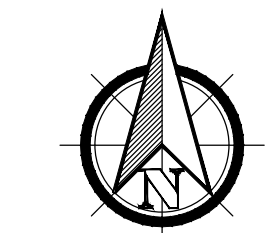


DEVELOPMENT PLANS  
VCN Development

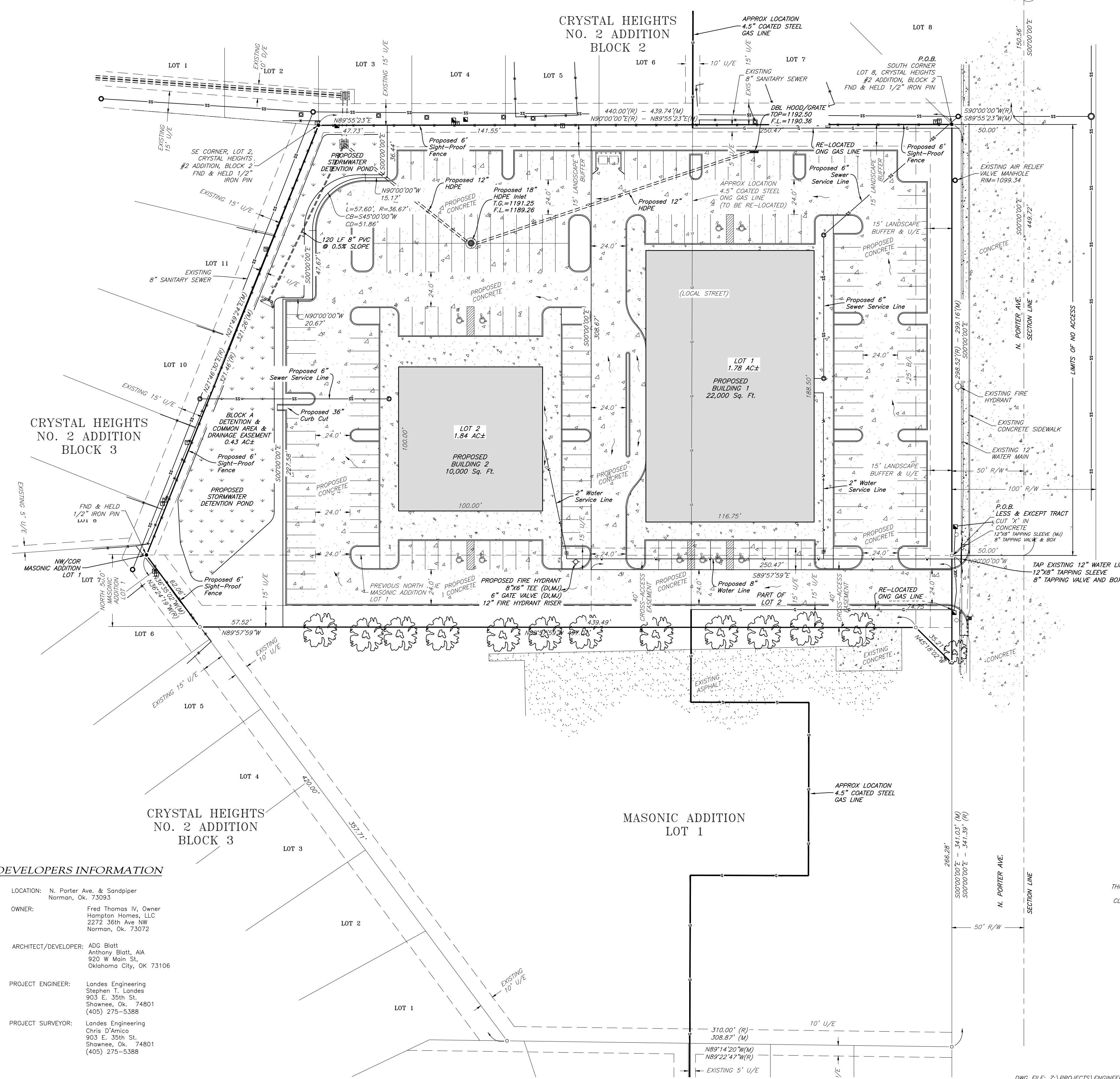
A SIMPLE PLANNED UNIT DEVELOPMENT  
A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE/4)  
OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE  
INDIAN MERIDIAN, AND A PART OF LOT 1, MASONIC ADDITION,  
ALL LOCATED IN CLEVELAND COUNTY, OKLAHOMA

P.O.C. (NORTH TRACT)  
= NE/4-C/SE/4  
SEC. 19, T9N-R2W



SCALE: 1" = 40'

- LEGEND**
- (o) INDICATES 3/8" IRON PIN SET, W/CAP "CA 2260" (UNLESS OTHERWISE NOTED)
  - (-)- INDICATES EXISTING MONUMENT
  - (M) WATER METER
  - (W) WATER VALVE
  - (F) FIRE HYDRANT
  - (P) POWER POLE
  - (L) LIGHT POLE
  - (G) GAS METER
  - (V) GAS VALVE
  - (T) TELEPHONE PEDESTAL
  - (E) ELECTRIC BOX
  - (C) CLEAN OUT
  - (M) MANHOLE
  - (S) STORM DRAIN
  - (A) AIR CONDITIONER UNIT
  - (S) SIGN
  - (B) BENCHMARK
  - (T) TREE
  - (TU) TELEPHONE UNDERGROUND
  - (UE) UNDERGROUND ELECTRIC
  - (OE) OVERHEAD ELECTRIC & CABLE TV
  - (FC) FIBER OPTIC CABLE
  - (CA) CABLE TV
  - (PT) PETROLEUM LINE
  - (G) GAS LINE
  - (HP) HIGH PRESSURE GAS LINE
  - (W) WATER LINE
  - (SS) SANITARY SEWER LINE
  - (SS) STORM SEWER
  - (PSS) PRESSURIZED SANITARY SEWER LINE
  - (F) FENCE
  - (FL) FLOW LINE



**CITY OF NORMAN SURVEY CONTROL MONUMENT**

STATION NO.: 393  
MONUMENT DESC.: 3.5" BRONZE DISC IN CONCRETE  
HORIZONTAL DATUM: OKLAHOMA STATE PLANE  
NADE83 (COR59) SOUTH ZONE (U.S. FOOT)  
NORTHING: 691,700.045  
EASTING: 2,135,478.859  
VERTICAL DATUM: NAVD 88 (U.S. FOOT)  
ELEVATION: 1192.87  
GEODETIC COORDINATES  
NORTH LATITUDE: 35°15'7.920"  
WEST LONGITUDE: 97°26'27.176"

**CITY OF NORMAN SURVEY CONTROL MONUMENT**

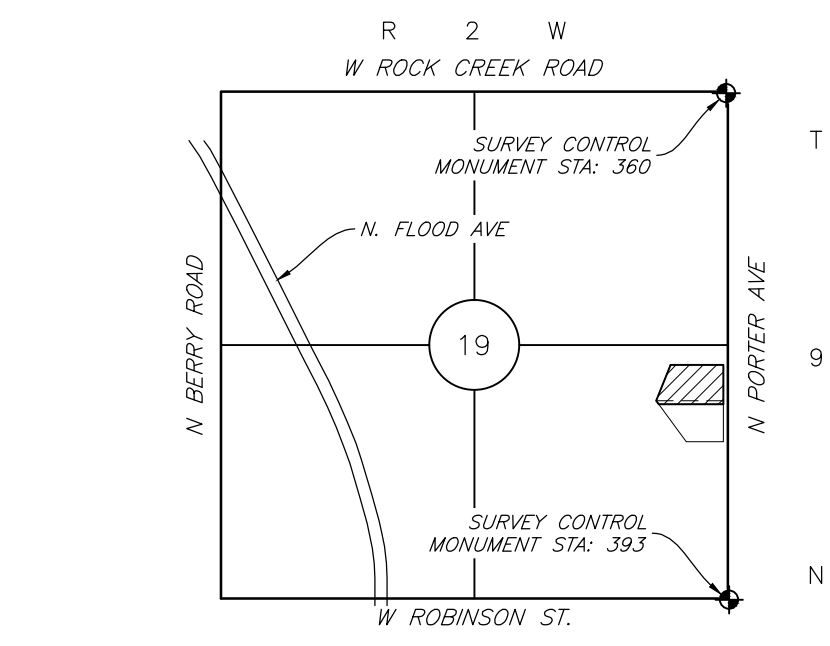
STATION NO.: 360  
MONUMENT DESC.: 3.5" BRONZE DISC IN CONCRETE  
HORIZONTAL DATUM: OKLAHOMA STATE PLANE  
NADE83 (COR59) SOUTH ZONE (U.S. FOOT)  
NORTHING: 696,963.327  
EASTING: 2,135,292.382  
VERTICAL DATUM: NAVD 88 (U.S. FOOT)  
ELEVATION: 1178.78  
GEODETIC COORDINATES  
NORTH LATITUDE: 35°14'49.7452"  
WEST LONGITUDE: 97°26'29.0724"

**UNDERGROUND UTILITIES NOTE**

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

**FLOOD STATEMENT**

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. CLEVELAND COUNTY, OKLAHOMA AND INCORPORATED AREAS, PANEL 280 OF 475, MAP NUMBER 40027C0280-J, MAP REVISED 01/15-2021

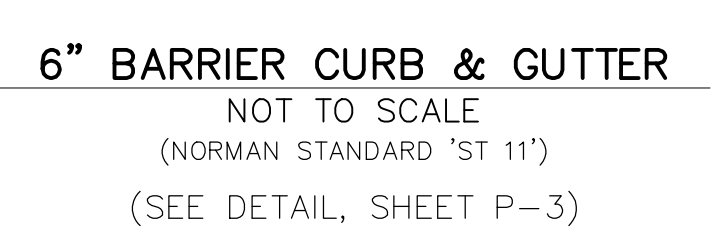


**LEGAL DESCRIPTION: (NORTH TRACT)**  
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SE/4 OF SAID SECTION 19; THENCE S00°00'00"E A DISTANCE OF 150.56 FEET; THENCE S90°00'00"W (R), S89°55'23"W (M) A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 298.52(R), 299.18(M) FEET; THENCE N90°00'00"W (R), N89°57'59"W (M) A DISTANCE OF 559.25(R), 559.17(M) FEET; THENCE N0°48'30"E (R), N0°49'24"E (M) A DISTANCE OF 321.46(R), 321.26(M) FEET; THENCE N90°00'00"E (R), N89°55'23"E (M) A DISTANCE OF 440.00(R), 439.74(M) FEET TO THE POINT OF BEGINNING  
AND  
COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SE/4 OF SAID SECTION 19; THENCE S00°00'00"E A DISTANCE OF 449.72 FEET; THENCE S90°00'00"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 74.75 FEET; THENCE N45°18'02"W A DISTANCE OF 35.21 FEET; THENCE N89°57'59"W A DISTANCE OF 497.01 FEET; THENCE N36°24'19"W (R), N36°35'02"W (M) A DISTANCE OF 62.29 FEET; THENCE N90°00'00"W (R), S89°57'59"E (M) A DISTANCE OF 559.25(R), 559.17(M) FEET TO THE POINT OF BEGINNING.  
CONTAINS 4.05 ACRES, MORE OR LESS, COMBINED.

**LEGAL DESCRIPTION: (SOUTH TRACT)**  
LOT ONE (1), BLOCK ONE (1), MASONIC ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA  
LESS AND EXCEPT  
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SE/4 OF SAID SECTION 19; THENCE S00°00'00"E A DISTANCE OF 449.72 FEET; THENCE S90°00'00"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 74.75 FEET; THENCE N45°18'02"W A DISTANCE OF 35.21 FEET; THENCE N89°57'59"W A DISTANCE OF 497.01 FEET; THENCE N36°24'19"W (R), N36°35'02"W (M) A DISTANCE OF 62.29 FEET; THENCE N90°00'00"W (R), S89°57'59"E (M) A DISTANCE OF 559.25(R), 559.17(M) FEET TO THE POINT OF BEGINNING.  
CONTAINS 0.63 ACRES, MORE OR LESS,  
1.38 ACRES, MORE OR LESS, REMAINING.

**DEVELOPERS INFORMATION**

LOCATION: N. Porter Ave. & Sandpiper  
Norman, Ok. 73093  
OWNER: Fred Thomas IV, Owner  
Hampton Homes, LLC  
2272 36th Ave NW  
Norman, Ok. 73072  
ARCHITECT/DEVELOPER: ADG Blatt  
Anthony Blatt, AIA  
920 W Main St.  
Oklahoma City, OK 73106  
PROJECT ENGINEER: Landes Engineering  
Stephen T. Landes  
903 E. 35th St.  
Shawnee, Ok. 74801  
(405) 275-5388  
PROJECT SURVEYOR: Landes Engineering  
Chris D'Amico  
903 E. 35th St.  
Shawnee, Ok. 74801  
(405) 275-5388



**6" BARRIER CURB & GUTTER**  
NOT TO SCALE  
(NORMAN STANDARD 'ST 11')  
(SEE DETAIL, SHEET P-3)

Client: Kayley Gariott/ADG Blatt  
Project: VCN Development  
Sheet: Title Sheet  
Date: 1/29/2024

LANDES ENGINEERING L.L.C.  
www.landesengineering.net  
903 E. 35th Street \* P.O. BOX 1032  
Shawnee, OK 74802-1032  
(405) 275-5388 \* Fax (405) 275-9047  
CA # 2260 EXP. 6-30-25

Date: #19539  
Stephen T. Landes, P.E.  
Professional Engineer  
State of Oklahoma

Rev.	Date	Description
1	10/10/2022	MARK-UPS PER CITY REVIEW