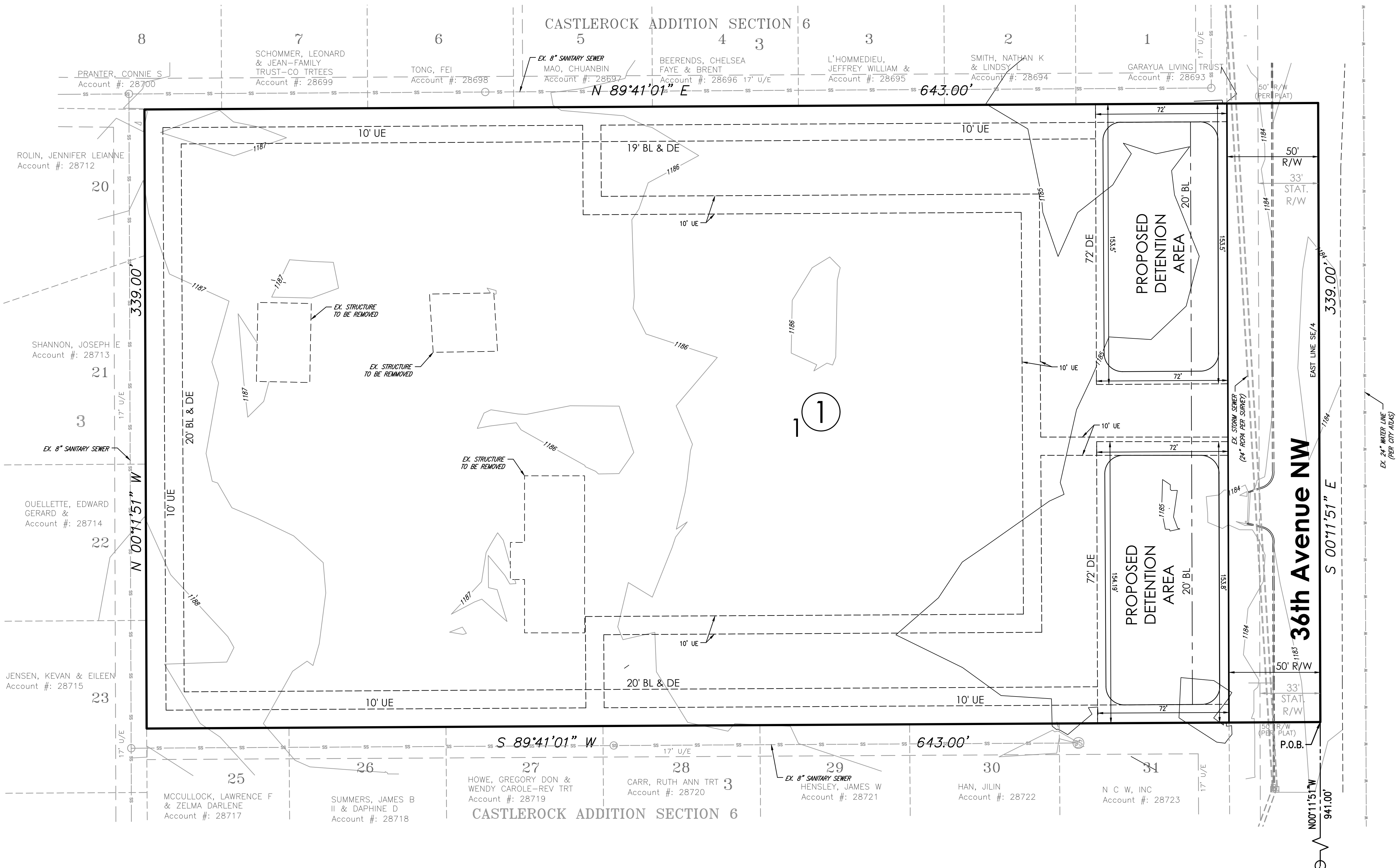
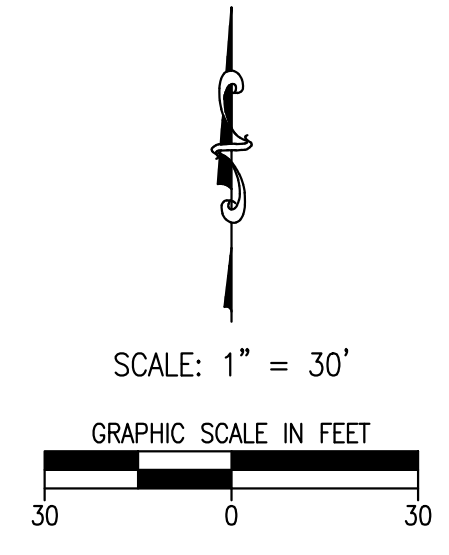
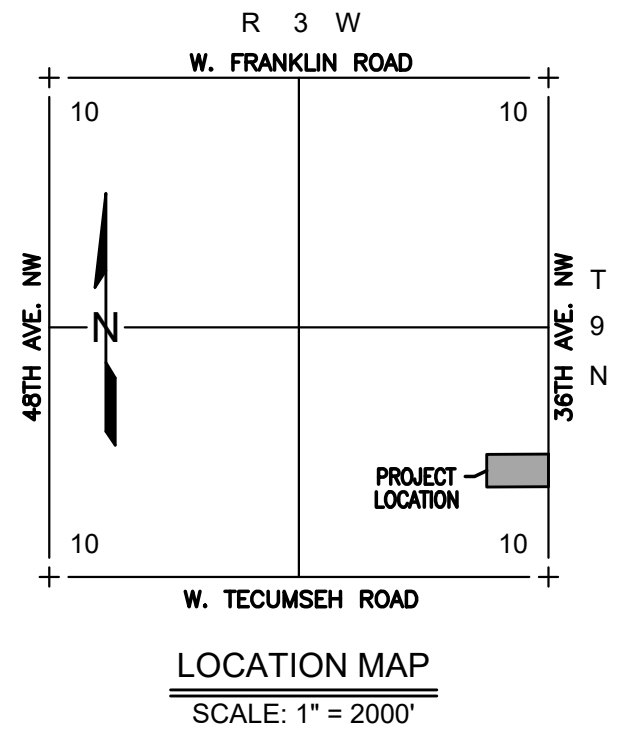


PRELIMINARY PLAT
OF
3800 36TH AVE. NW
A PLANNED UNIT DEVELOPMENT
A PART OF THE SE/4 OF SECTION 10, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT COUNT:	
COMMERCIAL	1 LOT
TOTAL ACRES	5.00

- NOTES**
- EXISTING ZONING IS A-2. PROPOSED ZONING IS PUD.
 - ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
 - ALL COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE OWNER/PROPERTY OWNERS ASSOCIATION.
 - REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.

LEGAL DESCRIPTION

A tract of land situated within the Southeast Quarter (SE/4) of Section Ten (10), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4; thence N00°11'51"W along the East line of said SE/4 a distance of 941.00 feet to the POINT OF BEGINNING; thence continuing

S89°41'01"W a distance of 643.00 feet; thence N00°11'51"W a distance of 339.00 feet; thence N89°41'01"E a distance of 643.00 feet to a point on said East line; thence S00°11'51"E along said East line a distance of 339.00 feet to the POINT OF BEGINNING.

Said tract contains 217,977 Sq Ft or 5.00 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 3800 36TH AVE. NW; 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.

LEGEND

BL	BUILDING LIMIT LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
EX.	EXISTING
R/W	RIGHT-OF-WAY
STAT.	STATUTORY

OWNER

RAYMOND F. EGINTON
14561 230TH ST.
SPRINGFIELD GARDENS, NY 11413

DEVELOPER

G2SOK INVESTMENTS, LLC
15100 S. WESTERN AVE., STE. #200
OKLAHOMA CITY OK 73170
PH: 405.630.8069

PRELIMINARY PLAT
3800 36TH AVE. NW - A PLANNED UNIT DEVELOPMENT

300 Pointe Parkway Blvd.
Tulsa, Oklahoma 74399

SHEET NO.: 1 of 1
DATE: 09/07/23
PROJECT NO.: 23606600

CERTIFICATE OF AUTHORIZATION
C.A. 973 (PUB) (REV. 06/20/2024)