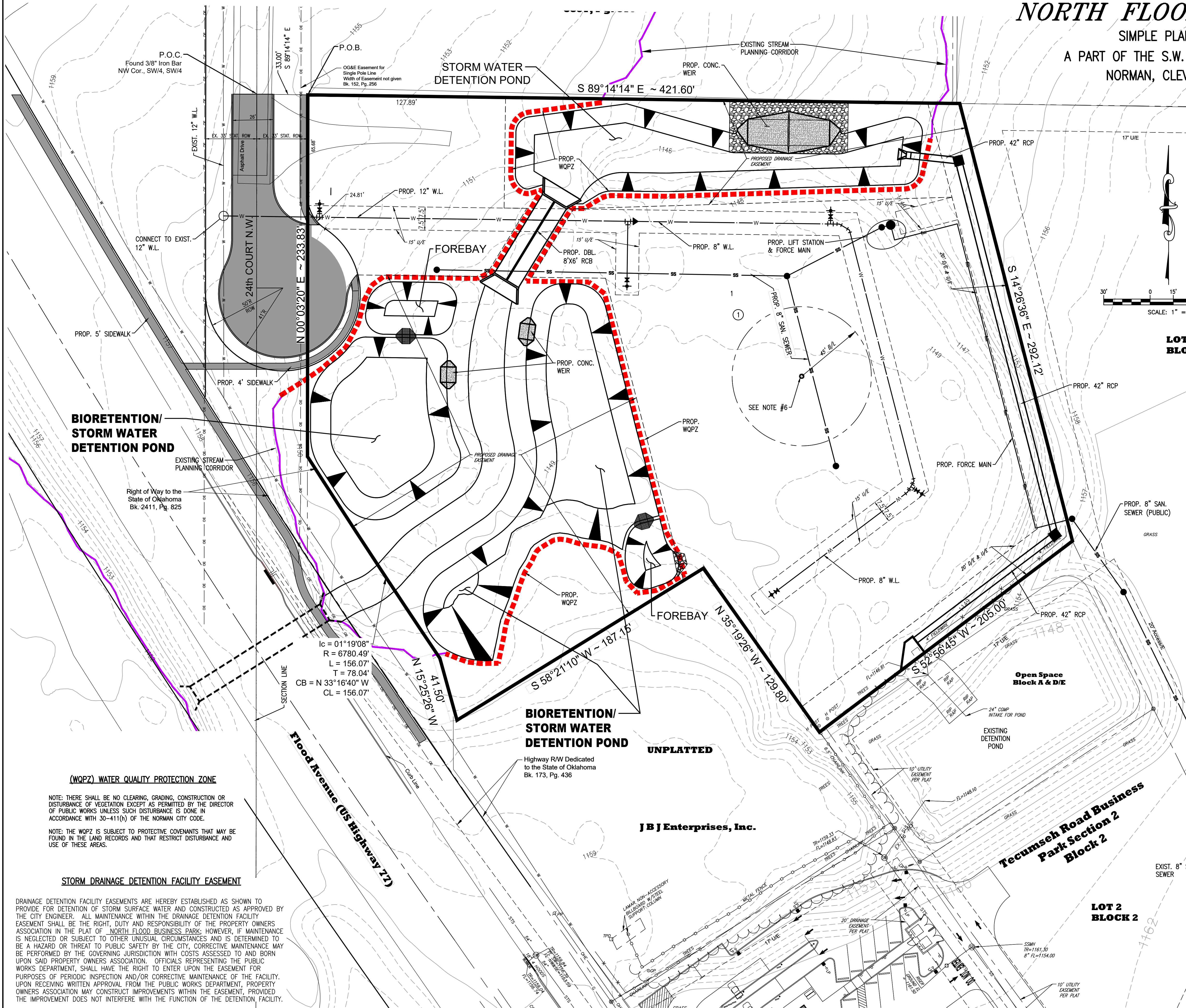


PRELIMINARY PLAT  
NORTH FLOOD BUSINESS PARK  
SIMPLE PLANNED UNIT DEVELOPMENT  
A PART OF THE S.W. 1/4, SECTION 12, T9N, R3W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

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LOT 3  
BLOCK 1

LEGAL DESCRIPTION

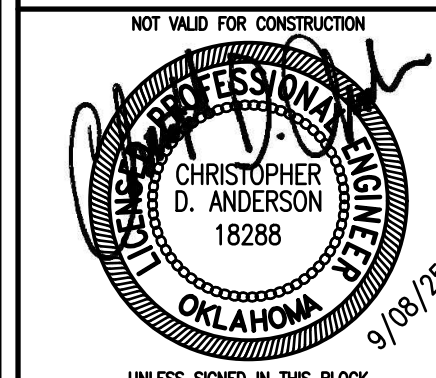
A tract of land lying in the Southwest Quarter (SW/4) of Section 12, Township 9 North (T9N), Range 3 West (R3W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter (SW/4) of the SW/4; THENCE South 89°14'14" East along the North line of said SW/4 a distance of 33.00 feet to the POINT OF BEGINNING;  
THENCE continuing South 89°14'14" East along said North line a distance of 421.60 feet;  
THENCE South 14°26'36" East a distance of 292.12 feet;  
THENCE South 52°56'45" West a distance of 205.00 feet;  
THENCE North 35°19'26" West a distance of 129.80 feet;  
THENCE South 58°21'10" West a distance of 187.15 feet;  
THENCE North 15°25'26" West a distance of 41.50 feet to a point on a non-tangent curve;  
THENCE around a curve to the right having a radius of 6780.49 feet (said curve subtended by a chord which bears North 33°16'40" West, a distance of 156.07 feet) and an arc length of 156.07 feet;  
THENCE North 00°03'20" East a distance of 233.83 feet to the POINT OF BEGINNING.

Said tract contains 3.65 acres, more or less.

NOTES:

- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
- EXISTING ZONING IS A-2 & I-2. PROPOSED ZONING IS PUD.
- ALL WATERLINES SHALL BE 8" UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GRAPHICALLY ILLUSTRATED.
- ALL SANITARY SEWER SHALL BE 8" UNLESS NOTED OTHERWISE.
- ALL OF THE ON-SITE SANITARY SEWER FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.
- APPROXIMATE LOCATION OF PLUGGED BROCKHAUS OIL WELL, API 35027203260000 (TO BE FIELD VERIFIED).



NORTH FLOOD BUSINESS PARK

FLOOD AVE. & TECUMSEH RD.  
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C. 1000 N. Lincoln Blvd. Norman, OK 73069 PH: 405-232-7715 Fax: 405-232-7659 Website: www.smcok.com	Project No.	6618.00
	Date	05/27/25
Oklahoma Certificate of Authorization No. CA 464 Exp. 05/29/2027	Scale	1" = 30'
	Drawn By	D.G.
Reviewed per SMC review comments	Engineer	Christopher D. Anderson
	P.E. Number	18288
No. 1	Revision	
	By	
2	Revision	
	By	
3	Revision	
	By	

PRELIMINARY PLAT

SHEET NO.  
1