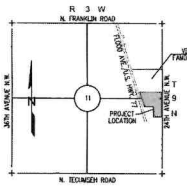
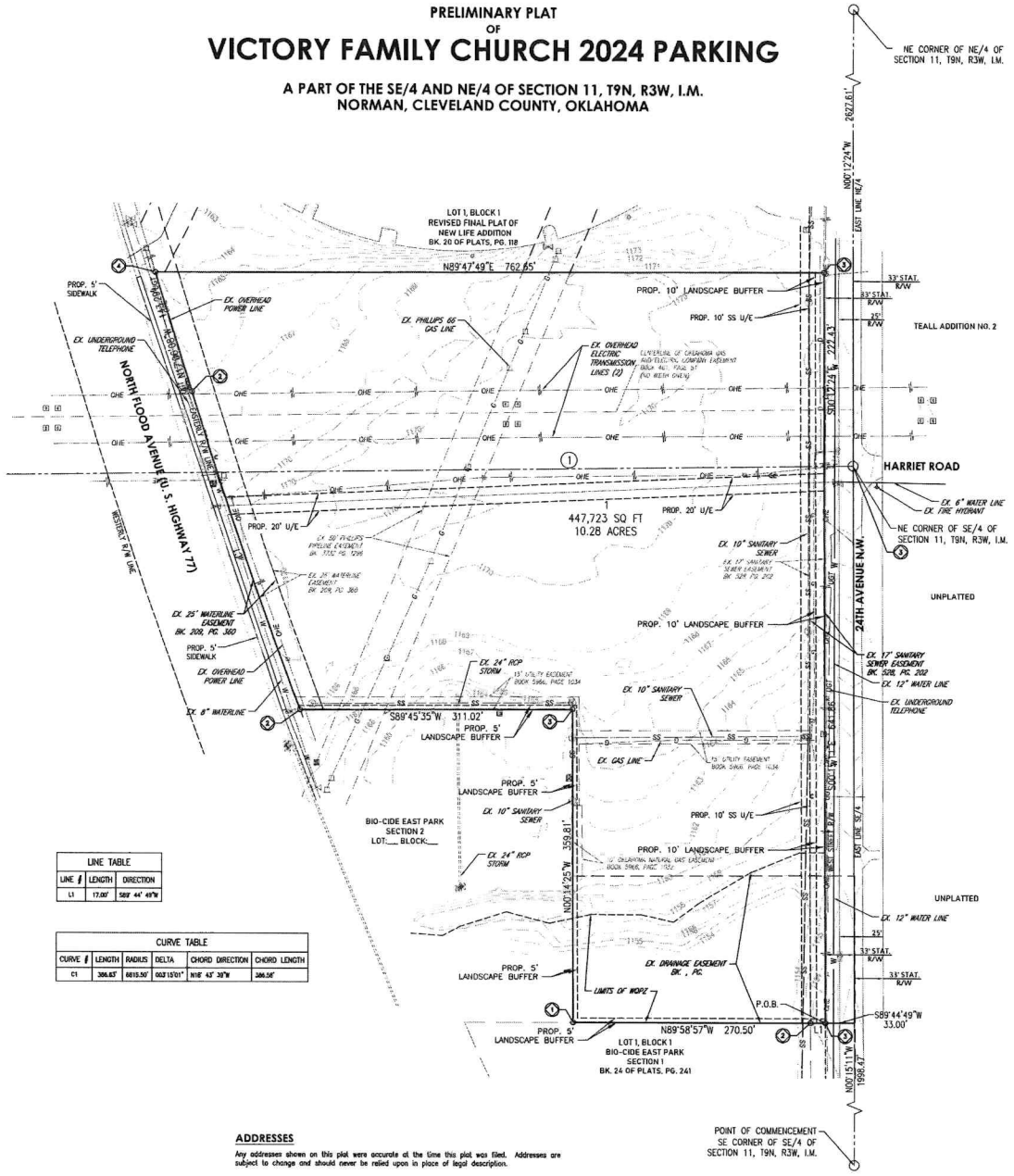
PRELIMINARY PLAT
OF
VICTORY FAMILY CHURCH 2024 PARKING

A PART OF THE SE/4 AND NE/4 OF SECTION 11, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

GRAPHIC SCALE IN FEET
60 0 60



(1) SET 3/8" IRON PIN "CTA CA973"
(2) FOUND 1/2" IRON PIN DTM "CA6391"
(3) FOUND 1/2" IRON PIN NO CAP
(4) FOUND 1/2" IRON PIN "CA2054"

ZONNING
EXISTING: I-1 INDUSTRIAL
PROPOSED: I-1 INDUSTRIAL
NO CHANGE

OWNER/DEVELOPER
VICTORY FAMILY CHURCH, INC.
4343 N. FLOOD AVENUE
NORMAN, OK 73069

Ph: 405.842.6162

LEGEND

P.O.B.	POINT OF BEGINNING
EX.	EXISTING
BK.	BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
STAT.	STATUTORY

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	17.00'	S89° 44' 49"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	386.63'	6815.50'	003°15'01"	N16° 43' 38"W	386.58'

(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE WATER QUALITY PROTECTION ZONE (WQPZ) EASEMENT EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH [SUBSECTION] 19-514(E) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDES AND THAT RESTRICT DISTURBANCE AND USE OF THOSE AREAS.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HERE BY 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 OWNER(S) IN THE PLAT OF VICTORY FAMILY CHURCH 2024 PARKING; 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 GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENSION FACILITY.

ADDRESSES

Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

NOTES

1. THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
2. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS: MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973" FOR ALL PAVED SURFACES.
3. PROPERTY CORNER MONUMENTS SET SHALL BE: 3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973".
4. ALL IMPROVEMENTS LOCATED WITHIN THE PHILLIPS 66 50' RIGHT OF WAY AND THE 100' NO BUILD AREA HAS BEEN APPROVED BY PHILLIPS 66, ENCROACHMENT AGREEMENT # R 2016-5432.
5. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE WATER QUALITY PROTECTION ZONE (WQPZ) EASEMENT EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH [SUBSECTION] 19-514(E) OF THE NORMAN CITY CODE.
6. PORTIONS OF SUBJECT TRACT FALL WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. SHOWN HEREON USING GIS DATA PROVIDED BY FEMA AS A PART OF THE NFHL.

   FIRM PANEL: 40027C0190K
   EFFECTIVE DATE: 01/15/2021

   THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

   ZONE X (SHADED) – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
7. BENCHMARK #1 – FOUND BRASS CAP STAMPED "CA2054" ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 77.

   NORTHING: 705877.72
   EASTING: 2123682.73
   ELEVATION: 1148.99

LEGAL DESCRIPTION

A tract of land situated in the Southeast Quarter (SE/4) and the Northeast Quarter (NE/4) of Section Eleven (11), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma; said tract being that same parcel described in Warranty Deed recorded in Book 6213, Page1232; said tract being more particularly described as follows, to wit:

COMMENCING at the Southeast corner of said SE/4; thence
N00°15'11"W along the East line of said SE/4 a distance of 1998.47 feet; thence
S89°44'49"W a distance of 33.00 feet to a point on the statutory Right of Way line of NW 24th Avenue, same being the POINT OF BEGINNING; thence continuing

S89°44'49"W a distance of 17.00 feet to the Northeast corner of Lot 1, Block 1, Bio-Cide East Park Section 1, an addition to the City of Norman, Cleveland County, Oklahoma, said plat being recorded in Book 24 of Plats, Page 241; thence
N89°58'57"W along the North line of said Lot 1 a distance of 270.50 feet; thence
N00°14'25"W a distance of 359.81 feet; thence
S89°45'35"W a distance of 311.02 feet to a point of curvature on the present Easterly Right-of Way line of US Highway 77 (North Flood Avenue); thence along said line the following two (2) courses:

1. Northerly along a curve to the right having a radius of 6815.50 feet, a chord bearing N16°43'38"W and a chord distance of 386.58 feet, for an arc distance of 386.63 feet; thence
2. N17°06'08"W a distance of 143.29 feet to a point on the South line of Lot 1, Block 1, Revised Final Plat of New Life Addition, an addition to the City of Norman, Cleveland County, Oklahoma, said plat being recorded in Book 20 of Plats, Page 118; thence

N89°47'49"E along the South line of said Lot 1 extended, a distance of 762.65 feet; thence
S00°12'24"E, parallel with and 33.00 feet distant from the East line of said NE/4, a distance of 222.43 feet; thence
S00°15'11"E, parallel with and 33.00 feet distant from the East line of said SE/4, a distance of 641.86 feet to the POINT OF BEGINNING.

Said tract contains 447,723 Square Feet or 10.28 Acres, more or less.

PRELIMINARY PLAT
VICTORY FAMILY CHURCH 2024 PARKING

Crafton Tull
SHEET NO.: 1 of 1
DATE: 03/27/25
PROJECT NO.: 24608600