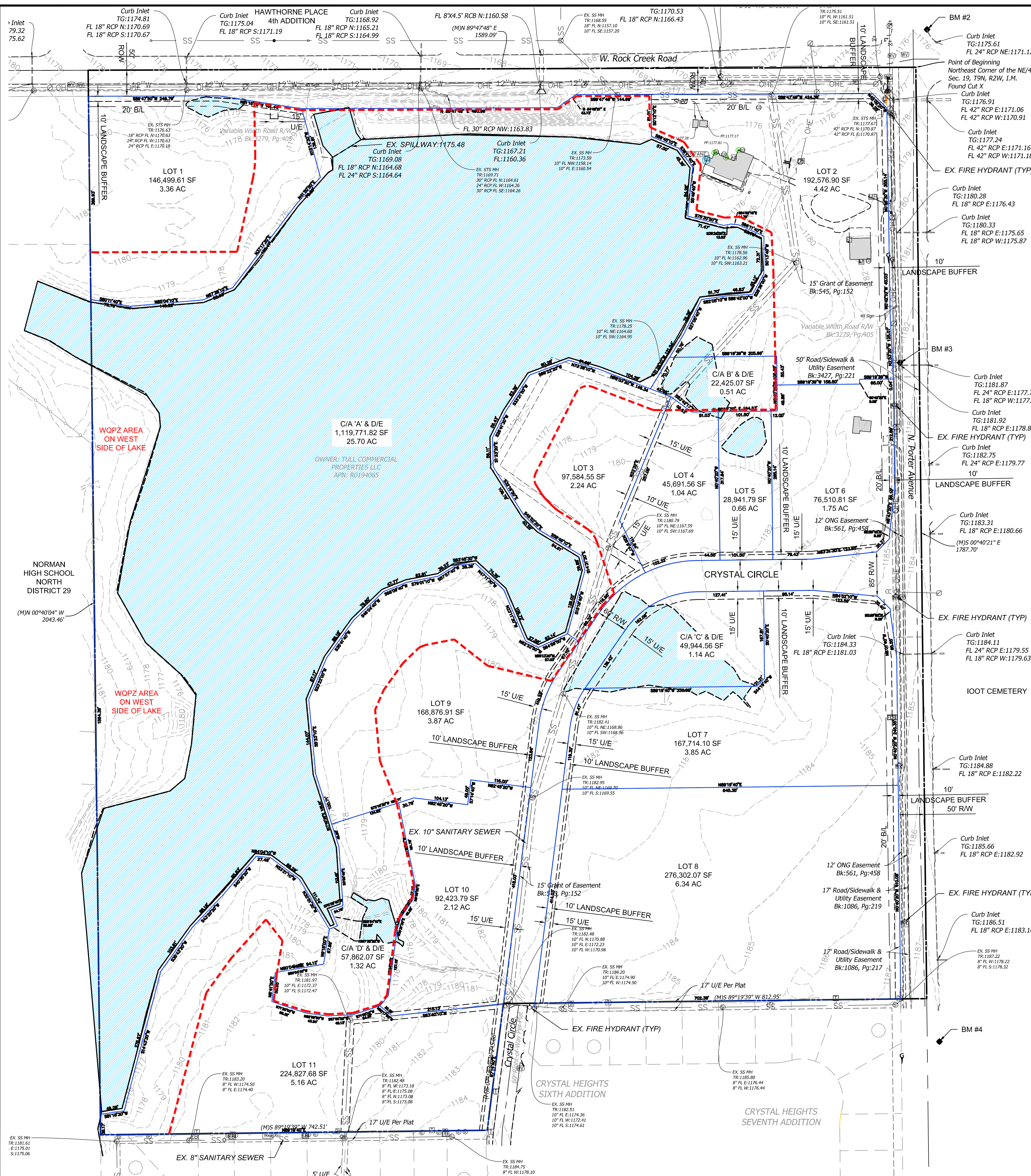


# 2200 N. PORTER AVENUE A PLANNED UNIT DEVELOPMENT PRELIMINARY PLAT

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



## LEGEND

---	BOUNDARY LINE	---	BOUNDARY LINE
---	RIGHT OF WAY LINE	---	RIGHT OF WAY LINE
---	EASEMENT LINE	---	EASEMENT LINE
---	EXISTING CONCRETE CURB AND GUTTER	---	EXISTING CONCRETE CURB AND GUTTER
---	PROPOSED CONCRETE CURB AND GUTTER	---	PROPOSED CONCRETE CURB AND GUTTER
---	PROPOSED FIRE LANE STRIPING	---	PROPOSED FIRE LANE STRIPING
---	OVERHEAD ELECTRIC	---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC	---	UNDERGROUND ELECTRIC
---	GAS LINE	---	GAS LINE
---	UNDERGROUND TELEPHONE	---	UNDERGROUND TELEPHONE
---	UNDERGROUND FIBER OPTIC	---	UNDERGROUND FIBER OPTIC
---	SANITARY SEWER	---	SANITARY SEWER
---	WATERLINE	---	WATERLINE
●	BENCHMARK	●	BENCHMARK
+	FIRE HYDRANT	+	FIRE HYDRANT
+	WATER VALVE	+	WATER VALVE
+	EX. WATER METER PIT	+	EX. WATER METER PIT
+	EX. WATER METER	+	EX. WATER METER
+	PROP. WATER METER	+	PROP. WATER METER
+	EX. SPRINKLER VALVE	+	EX. SPRINKLER VALVE
+	EX. AUTO SPRINKLER	+	EX. AUTO SPRINKLER
+	EX. ELECT. PEDESTAL	+	EX. ELECT. PEDESTAL
+	EX. ELECT. TRANSFORMER	+	EX. ELECT. TRANSFORMER
+	EX. ELECT. METER	+	EX. ELECT. METER
+	PROP. ELECT. METER	+	PROP. ELECT. METER
+	EX. AIR CONDITIONER	+	EX. AIR CONDITIONER
+	EX. SIGNAGE	+	EX. SIGNAGE
+	EX. LIGHT POLE	+	EX. LIGHT POLE
+	PROP. LIGHT POLE	+	PROP. LIGHT POLE
+	EX. BOLLARD	+	EX. BOLLARD
+	PROP. INLETS (SEE GRADING PLAN FOR TYPE)	+	PROP. INLETS (SEE GRADING PLAN FOR TYPE)
+	VERTICAL SEPARATION REQUIREMENT	+	VERTICAL SEPARATION REQUIREMENT
+	WQPZ EASEMENT AREA	+	WQPZ EASEMENT AREA
+	EX. POND EDGE	+	EX. POND EDGE

## BENCHMARK DATA

BENCHMARK #1	BENCHMARK #3
DESC: MAG NAIL N:697074.860 E:2133515.051 Z:1181.203	DESC: MAG NAIL N:697128.427 E:2135373.076 Z:1175.499
BENCHMARK #2	BENCHMARK #4
DESC: MAG NAIL N:696489.165 E:2135321.058 Z:1182.542	DESC: MAG NAIL N:695185.807 E:2135396.930 Z:1187.558

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

## CONTACT LIST

**OWNER**  
TULL COMMERCIAL PROPERTIES, LLC  
ATTN: CAMERON TULL  
EMAIL: cameron.tull@gmail.com  
C/O: FLESKE COMMERCIAL  
ATTN: ERIC FLESKE  
EMAIL: eric@fleskeholding.com  
PHONE: 405.701.3505

**CIVIL ENGINEER**  
CEDAR CREEK INC.  
P.O. BOX 14534  
OKLAHOMA CITY, OK 73113  
OK CA 5864  
EXP. 06.30.26  
CONTACT: JASON EMMETT, P.E.  
PHONE: 405.406.4622

**SURVEYOR**  
GOLDEN LAND SURVEYING  
OK CA 7263  
EXP. 06.30.26  
7304 NW 164th ST., SUITE #5  
EDMOND, OK 73103  
PHONE: (405) 802-7883

DATE PREPARED: 09.05.25

## SITE DATA

TOTAL ACREAGE: 69.68 ACRES  
TOTAL LOTS: 11

## ZONING

CURRENT ZONING: C-2, A-2 & RM-6  
PROPOSED ZONING: PUD

## LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

## FIRE PROTECTION COVERAGE

NOTE: AT THE TIME OF DEVELOPMENT, ALL PROPOSED STRUCTURES SHALL HAVE ADEQUATE FIRE PROTECTION PER THE CITY OF NORMAN FIRE DEPARTMENT.

## (WQPZ) WATER QUALITY PROTECTION ZONE

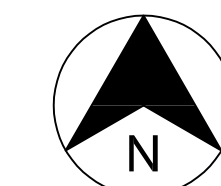
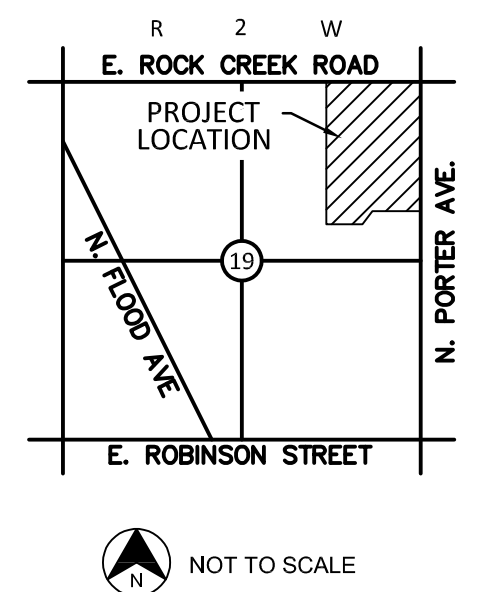
NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(h) OF THE NORMAN CITY CODE.

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

## STORM DRAINAGE DETENTION 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 IN THE PLAT OF 2200 N. PORTER AVENUE. 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 DETENTION FACILITY.

## LOCATION MAP:

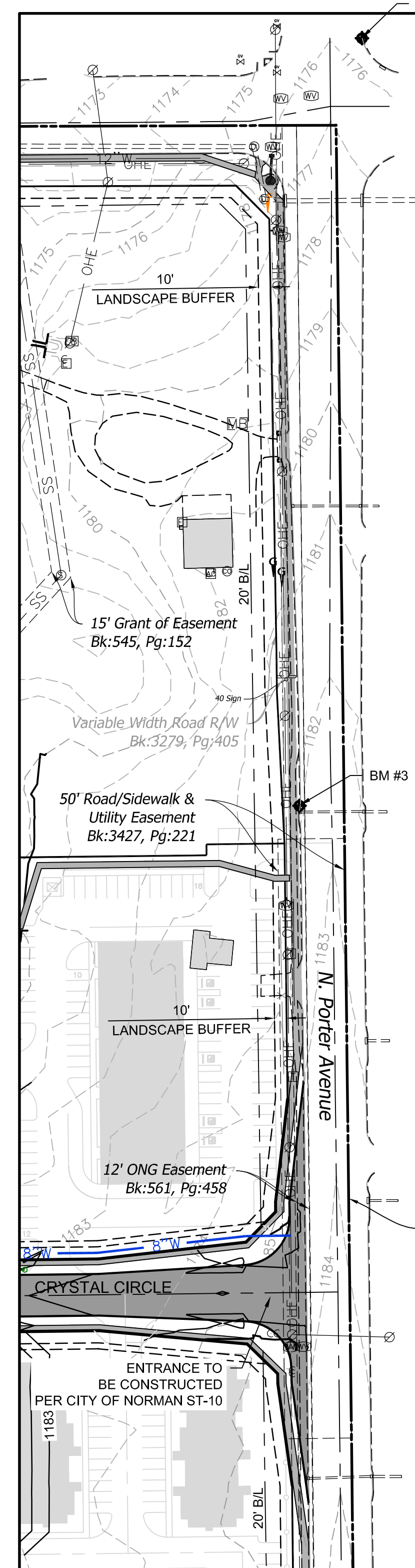
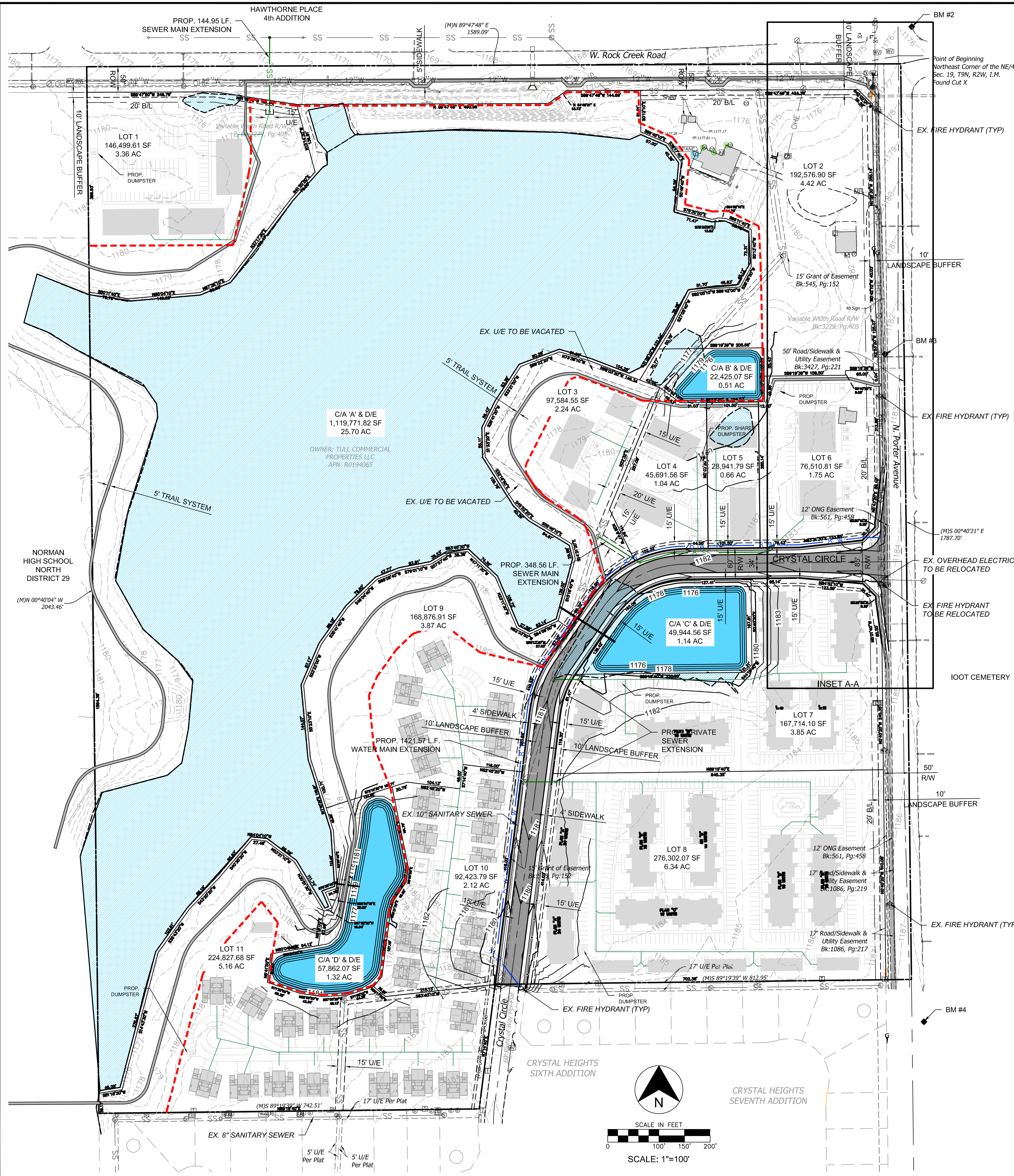


SCALE IN FEET  
0 100' 150' 200'  
SCALE: 1"=100'



# 2200 N. PORTER AVENUE A PLANNED UNIT DEVELOPMENT PRELIMINARY SITE PLAN

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



## CONTACT LIST

**OWNER**  
TULL COMMERCIAL PROPERTIES, LLC  
ATTN: CAMERON TULL  
EMAIL: cameron.tull@gmail.com  
C/O: FLESKE COMMERCIAL  
ATTN: ERIC FLESKE  
EMAIL: eric@fleskeholding.com  
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EDMOND, OK 73103  
PHONE: (405) 802-7883

DATE PREPARED: 09.05.25

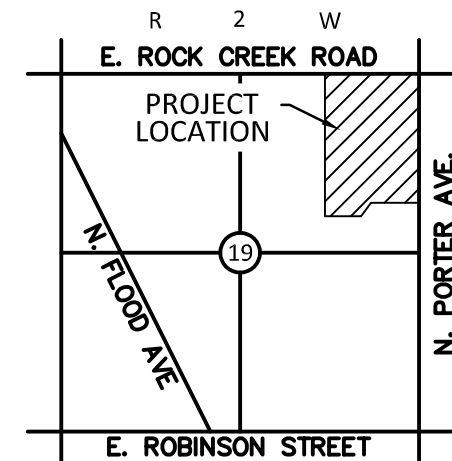
## SITE DATA

TOTAL ACREAGE: 69.68 ACRES  
TOTAL LOTS: 11

## ZONING

CURRENT ZONING: C-2, A-2 & RM-6  
PROPOSED ZONING: PUD

## LOCATION MAP:



## BENCHMARK DATA

**BENCHMARK #1**  
DESC: MAG NAIL  
N697074.860  
E2135351.051  
Z1181.203

**BENCHMARK #2**  
DESC: MAG NAIL  
N696489.165  
E2135321.058  
Z1182.542

**BENCHMARK #3**  
DESC: MAG NAIL  
N697128.427  
E2135373.076  
Z1175.499

**BENCHMARK #4**  
DESC: MAG NAIL  
N695185.807  
E2135396.930  
Z1187.558

VERTICAL DATUM: NAVD 88 OK GPS MONUMENT

## STORM DRAINAGE DETENTION 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 IN THE PLAT OF 2200 N. PORTER AVENUE. 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 DETENTION FACILITY.

## LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FIRE LANE STRIPING
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- GAS GAS LINE
- UGT UNDERGROUND TELEPHONE
- FO UNDERGROUND FIBER OPTIC
- SS SANITARY SEWER
- 8"W WATERLINE
- BENCHMARK
- FIRE HYDRANT
- WATER VALVE
- EX. WATER METER PIT
- EX. WATER METER
- PROP. WATER METER
- EX. SPRINKLER VALVE
- EX. AUTO SPRINKLER
- EX. ELECT. PEDESTAL
- EX. ELECT. TRANSFORMER
- EX. ELECT. METER
- PROP. ELECT. METER
- EX. AIR CONDITIONER
- EX. SIGNAGE
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. BOLLARD
- EX. POWER POLE
- PROP. POWER POLE
- EX. TELEPHONE PED.
- EX. TELEPHONE MANHOLE
- EX. TRAFFIC SIGNAL LIGHT
- EX. SPRINKLER VALVE
- EX. FLAG POLE
- EX. YARD LIGHT
- EX. GREASE TRAP
- EX. SS MANHOLE
- PROP. SS MANHOLE
- EX. GAS METER
- PROP. GAS METER
- EX. ELECT. MANHOLE
- EX. STORM MANHOLE
- PROP. INLETS (SEE GRADING PLAN FOR TYPE)
- VERTICAL SEPARATION REQUIREMENT
- WQPZ EASEMENT AREA
- EX. POND EDGE

## LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

## FIRE PROTECTION COVERAGE

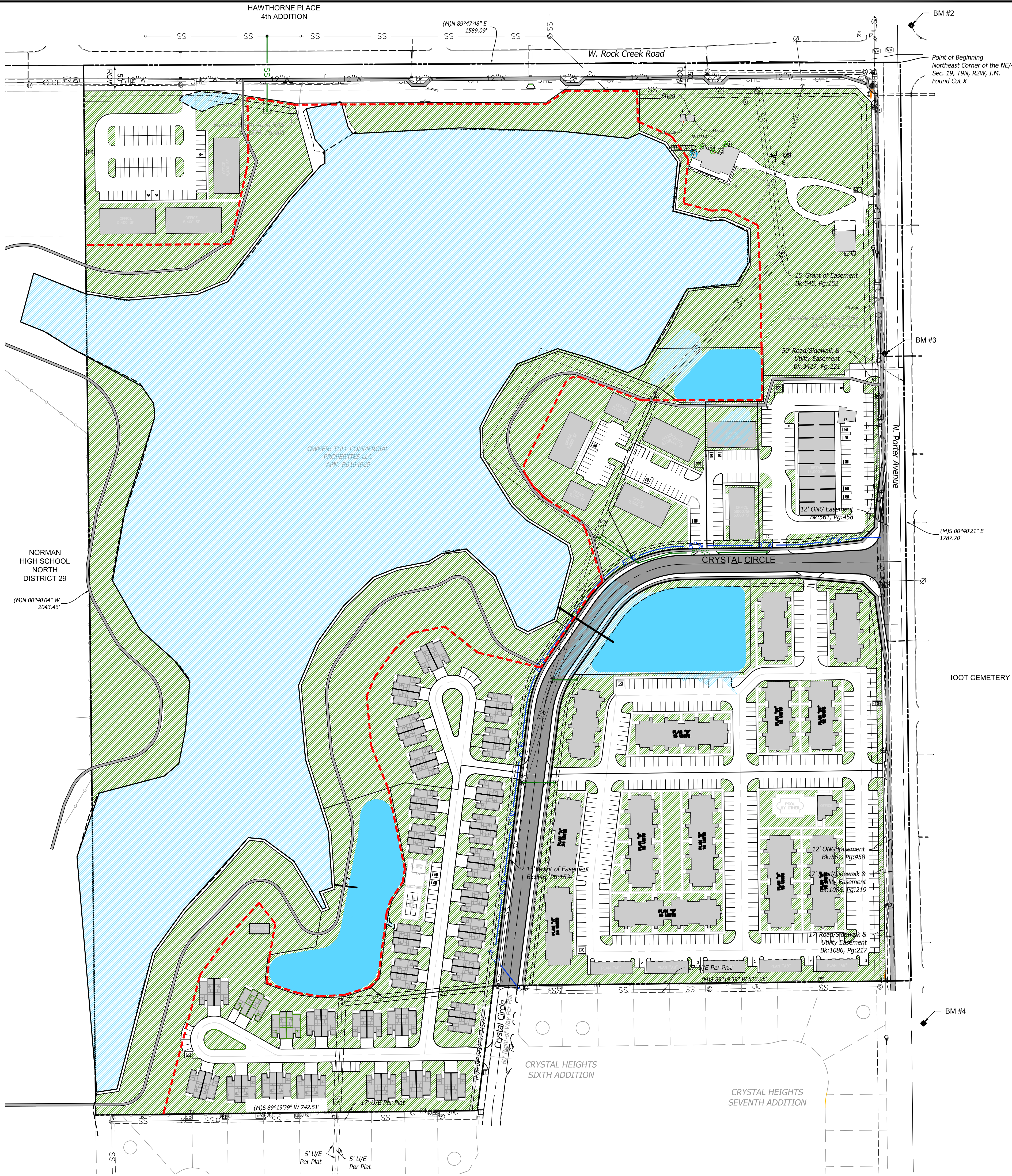
NOTE: AT THE TIME OF DEVELOPMENT, ALL PROPOSED STRUCTURES SHALL HAVE ADEQUATE FIRE PROTECTION PER THE CITY OF NORMAN FIRE DEPARTMENT.





# 2200 N. PORTER AVENUE A PLANNED UNIT DEVELOPMENT PRELIMINARY GREENSPACE PLAN

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



## LEGEND

- |     |                                   |     |  |
|-----|-----------------------------------|-----|--|
| --- | BOUNDARY LINE                     | --- | EX. POWER POLE                           |
| --- | RIGHT OF WAY LINE                 | --- | PROP. POWER POLE                         |
| --- | EASEMENT LINE                     | --- | EX. TELEPHONE PED.                       |
| --- | EXISTING CONCRETE CURB AND GUTTER | --- | EX. TELEPHONE MANHOLE                    |
| --- | PROPOSED CONCRETE CURB AND GUTTER | --- | EX. TRAFFIC SIGNAL LIGHT                 |
| --- | PROPOSED FIRE LANE STRIPING       | --- | EX. TRAFFIC CONTROL BOX                  |
| --- | OHE OVERHEAD ELECTRIC             | --- | EX. FLAG POLE                            |
| --- | UGE UNDERGROUND ELECTRIC          | --- | EX. YARD LIGHT                           |
| --- | GAS GAS LINE                      | --- | EX. GREASE TRAP                          |
| --- | UGT UNDERGROUND TELEPHONE         | --- | EX. SS MANHOLE                           |
| --- | FO UNDERGROUND FIBER OPTIC        | --- | PROP. SS MANHOLE                         |
| --- | SS SANITARY SEWER                 | --- | EX. GAS METER                            |
| --- | 8"W WATERLINE                     | --- | PROP. GAS METER                          |
| --- | BENCHMARK                         | --- | EX. ELECT. MANHOLE                       |
| --- |                                   | --- | EX. STORM MANHOLE                        |
| --- |                                   | --- | PROP. LIGHT POLE                         |
| --- |                                   | --- | EX. BOLLARD                              |
| --- |                                   | --- | PROP. INLETS (SEE GRADING PLAN FOR TYPE) |
| --- |                                   | --- | WQPZ EASEMENT AREA                       |

## BENCHMARK DATA

BENCHMARK #1 DESC: MAG NAIL N:697074.860 E:2133515.051 Z:1181.203	BENCHMARK #3 DESC: MAG NAIL N:697128.427 E:2135373.076 Z:1175.499
BENCHMARK #2 DESC: MAG NAIL N:696489.165 E:2135321.058 Z:1182.542	BENCHMARK #4 DESC: MAG NAIL N:695185.807 E:2135396.930 Z:1187.558

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

## CONTACT LIST

OWNER  
TULL COMMERCIAL PROPERTIES, LLC  
ATTN: CAMERON TULL  
EMAIL: cameron.tull@gmail.com  
C/O: FLESKE COMMERCIAL  
ATTN: ERIC FLESKE  
EMAIL: eric@fleskeholding.com  
PHONE: 405.701.3505

CIVIL ENGINEER  
CEDAR CREEK INC.  
P.O. BOX 14534  
OKLAHOMA CITY, OK 73113  
OK CA 5864  
EXP. 06.30.26  
CONTACT: JASON EMMETT, P.E.  
PHONE: 405.406.4622

SURVEYOR  
GOLDEN LAND SURVEYING  
OK CA 7263  
EXP. 06.30.26  
7304 NW 164th ST., SUITE #5  
EDMOND, OK 73103  
PHONE: (405) 802-7883

DATE PREPARED: 09.05.25

## ZONING

CURRENT ZONING: C-2, A-2 & RM-6  
PROPOSED ZONING: PUD

## SITE DATA

TOTAL ACREAGE: 69.68 ACRES (3,035,533.23 SF)  
TOTAL LOTS: 11  
IMPERVIOUS AREA: 1,989,564.86 SF (65.54%)  
PERVIOUS AREA (OPEN SPACE): 1,045,968.37 SF (34.46%)

## LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

## FIRE PROTECTION COVERAGE

NOTE: AT THE TIME OF DEVELOPMENT, ALL PROPOSED STRUCTURES SHALL HAVE ADEQUATE FIRE PROTECTION PER THE CITY OF NORMAN FIRE DEPARTMENT.

## (WQPZ) WATER QUALITY PROTECTION ZONE

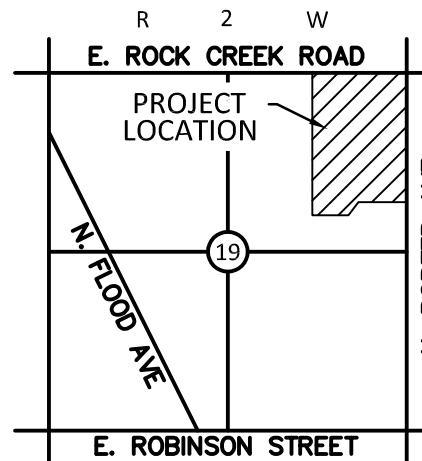
NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(h) OF THE NORMAN CITY CODE

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

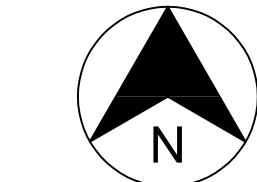
## STORM DRAINAGE DETENTION EASEMENT

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## LOCATION MAP:



NOT TO SCALE



SCALE IN FEET  
0 100 150 200


SCALE: 1"=100'



BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

=====	BOUNDARY LINE
=====	RIGHT OF WAY LINE
-----	EASEMENT LINE
=====	EXISTING CONCRETE CURB AND GUTTER
=====	PROPOSED CONCRETE CURB AND GUTTER
=====	PROPOSED FIRE LINE STRIPING
-----OHE-----	OVERHEAD ELECTRIC
-----UGE-----	UNDERGROUND ELECTRIC
-----GAS-----	GAS LINE
-----UGT-----	UNDERGROUND TELEPHONE
-----FO-----	UNDERGROUND FIBER OPTIC
-----SS-----	SANITARY SEWER
-----W-----	WATERLINE
●	BENCHMARK

- |   |  |  |                          |
|---|--|--|--------------------------|
|    | FIRE HYDRANT                             |   | EX. POWER POLE           |
|    | WATER VALVE                              |   | PROP. POWER POLE         |
|    | EX. WATER METER PIT                      |   | EX. TELEPHONE PED.       |
|    | EX. WATER METER                          |   | EX. TELEPHONE MANHOLE    |
|    | PROP. WATER METER                        |   | EX. TRAFFIC SIGNAL LIGHT |
|    | EX. SPRINKLER VALVE                      |   | EX. TRAFFIC CONTROL BOX  |
|    | EX. AUTO SPRINKLER                       |   | EX. FLAG POLE            |
|    | EX. ELECT. PEDESTAL                      |   | EX. YARD LIGHT           |
|    | PROP. ELECT. TRANSFORMER                 |   | EX. GREASE TRAP          |
|    | EX. ELECT. METER                         |   | EX. SS MANHOLE           |
|    | PROP. ELECT. METER                       |   | PROP. SS MANHOLE         |
|    | EX. AIR CONDITIONER                      |   | EX. GAS METER            |
|    | EX. SIGNAGE                              |   | PROP. GAS METER          |
|    | EX. LIGHT POLE                           |   | EX. ELECT. MANHOLE       |
|   | PROP. LIGHT POLE                         |  | EX. STORM MANHOLE        |
|  | EX. BOLLARD                              |  |                          |
|  | PROP. INLETS (SEE GRADING PLAN FOR TYPE) |  |                          |
|  | VERTICAL SEPARATION REQUIREMENT          |  |                          |

BENCHMARK #1	BENCHMARK #3
DESC: MAG NAIL	DESC: MAG NAIL
N:697074.860	N:697128.427
E:2133515.051	E:2135373.076
Z:1181.203	Z:1175.499
BENCHMARK #2	BENCHMARK #4
DESC: MAG NAIL	DESC: MAG NAIL
N:696489.165	N:695185.807
E:2135321.058	E:2135396.930
Z:1182.542	Z:1187.558

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

R 2 W

E. ROCK CREEK ROAD

PROJECT LOCATION

T 9 N

STREET

N. PORTER AVE.

STREET

NOT TO SCALE

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

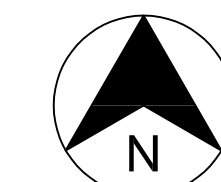
BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE  
SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

TOTAL OCCUPANTS: 637.2 PERSONS

TOTAL PRIVATE PARK REQUIRED: 3.18 ACRES

TOTAL PRIVATE PARK PROVIDED: 3.22 ACRES

 PRIVATE PARK AREA

SCALE IN FEET

0 100' 150' 200'

SCALE: 1"=100'

