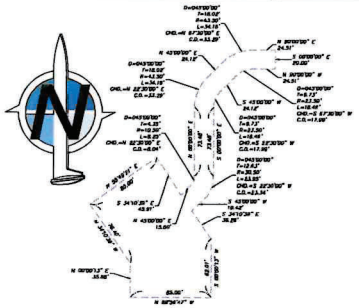
PRELIMINARY PLAT
NORMAN GROUNDWATER FACILITY

BEING PART OF THE N/2-NW/4, SEC. 14, T9N, R2W, I.M.,
AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



PROP. DRAINAGE ESMT. DETAIL
SCALE: 1" = 60'

PRIMARY
HORIZONTAL / VERTICAL CONTROL

HORIZONTAL DATUM:

ALL HORIZONTAL COORDINATE AND DISTANCE VALUES SHOWN ARE U.S. SURVEY FEET.

OKLAHOMA STATE PLANE SOUTH ZONE NAD83 (CORS96)

ALL CONTROL POINTS ARE BASED ON EXISTING CITY OF NORMAN SURVEY CONTROL. NORMAN MONUMENT STATION NO. 306 WAS USED AS THE BASIS FOR ALL HORIZONTAL CONTROL

VERTICAL DATUM:

ALL VERTICAL ELEVATION VALUES ARE SHOWN IN FEET.

BASED NE GEOID 03

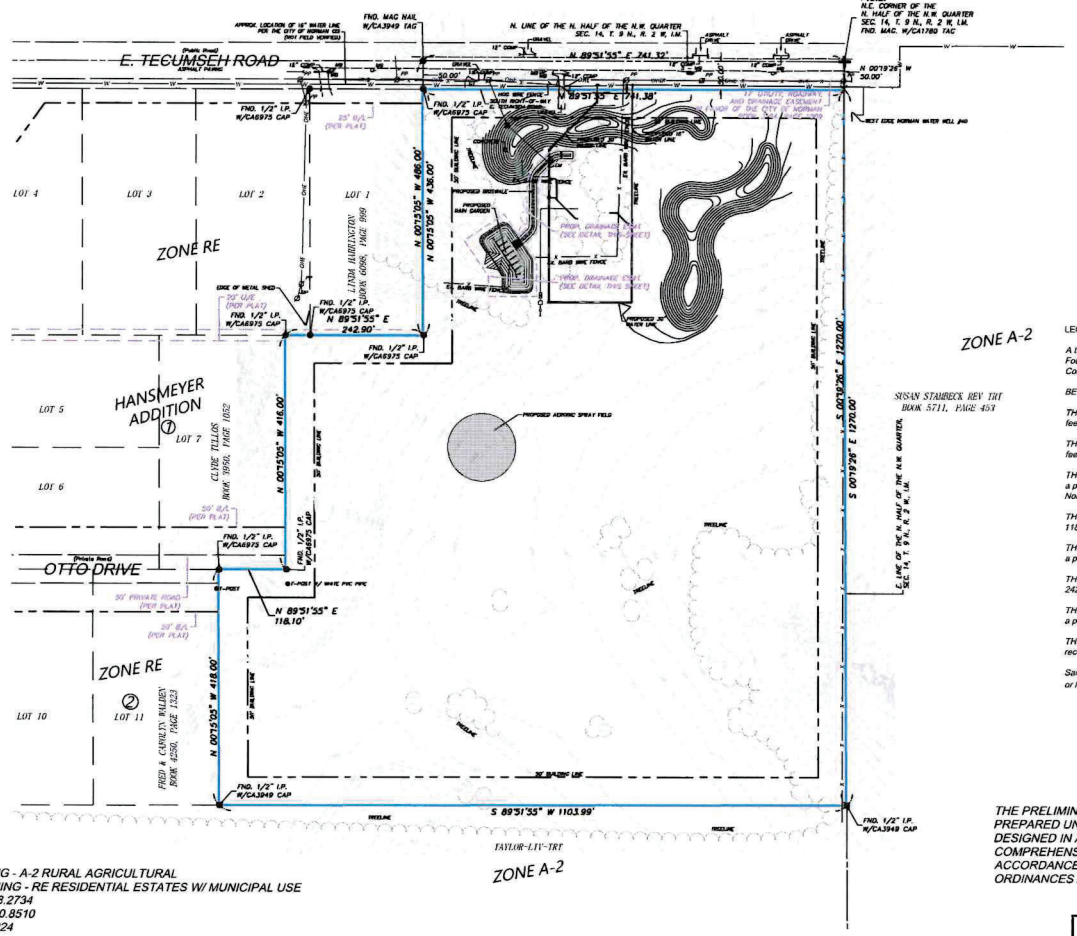
NORMAN MONUMENT STATION NO. 306 WAS USED AS THE BASIS FOR ALL VERTICAL CONTROL

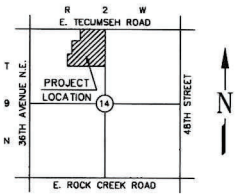
MONUMENTS:

POINT NO. NORMAN 306

DESCRIPTION: 3" BRASS CAP

N 1022099.420
E 2136311.995
E 1139.63





LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A tract of land being a part of the North Half of the Northwest Quarter (N/2 NW/4) of Section Fourteen (14), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said N/2 NW/4;

THENCE South 00°19'26" East, along the east line of said N/2 NW/4, a distance of 1320.00 feet to the Southeast corner of said N/2 NW/4;

THENCE South 89°51'55" West along the south line of said N/2 NW/4, a distance of 1103.99 feet (1108.00 feet record) to the Southeast corner of Block 2, Lot 11, HANSMEYER ADDITION;

THENCE North 00°15'05" West, along the east line of said Lot 11, a distance of 418.00 feet to a point on the south line of Block 1, Lot 7, HANSMEYER ADDITION, said point also being the Northwest corner of Block 2, Lot 11;

THENCE North 89°51'55" East, along the south line of said Block 1, Lot 7, a distance of 118.10 feet to the Southeast corner of said Lot 7;

THENCE North 00°15'55" West, along the east line of said Lot 7, a distance of 416.00 feet to a point on the south line of Block 1, Lot 2, said point also being the Northeast corner of Lot 7;

THENCE North 89°51'55" East, along the south line of Block, Lots 1 and 2, a distance of 242.90 feet to the Southeast corner of said Lot 1;

THENCE North 00°15'05" West, along the east line of said Lot 1, a distance of 486.00 feet to a point on the north line of the Northwest Quarter of Section 14;

THENCE North 89°51'55" East, along said north line, a distance of 741.32 feet (741.00 feet record) to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,231,587 square feet or 28.2733 acres, more or less.

OWNER:
NORMAN UTILITIES AUTHORITY
201 W. GRAY STREET
NORMAN, OKLAHOMA 73069

SURVEYOR:
JUSTIN SMITH, PLS
SRB, LLC
100 N.E. 5TH STREET
OKLAHOMA CITY, OKLAHOMA 73104

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
FND.	FOUND
I.P.	IRON PIN
REC.	RECORD
U/E	UTILITY EASEMENT

EXISTING ZONING - A-2 RURAL AGRICULTURAL
PROPOSED ZONING - RE RESIDENTIAL ESTATES W/ MUNICIPAL USE
GROSS AREA=28.2734
STREET R-O-W=0.8510
NET AREA=27.4224
TOTAL LOTS=1
PUBLIC LOCAL STREET= 0 L.F.

THE PRELIMINARY PLAT HAS BEEN PREPARED UNDER MY SUPERVISION & DESIGNED IN ACCORDANCE WITH THE COMPREHENSIVE PLAN AND IN ACCORDANCE TO CITY OF NORMAN ORDINANCES AND REGULATIONS.

DECEMBER 19, 2024

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

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CERTIFICATE OF AUTHORIZATION NO. 8965 EXPIRES JUNE 30 2025