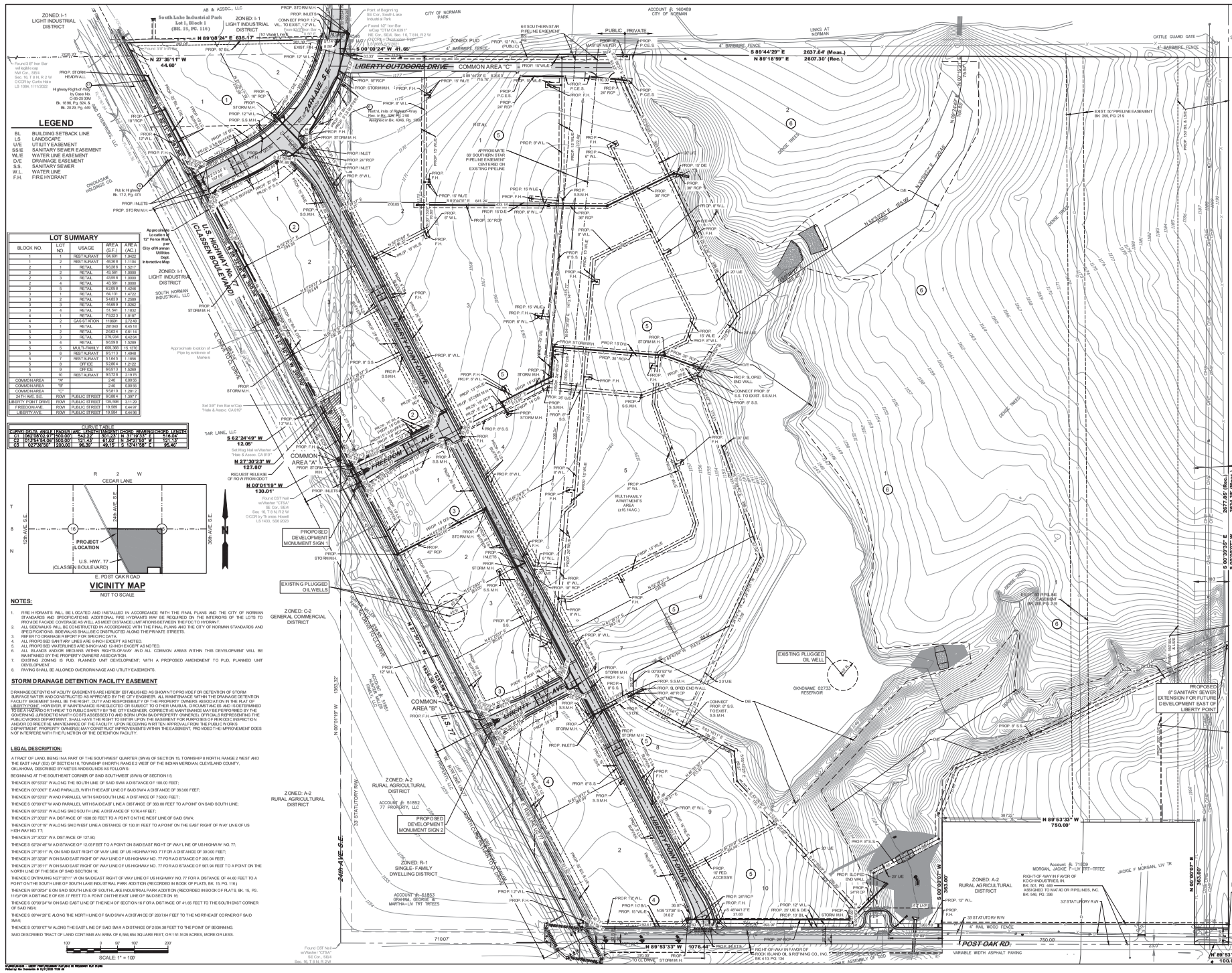

LEGEND

BL	BUILDING SETBACK LINE
LS	LANDSCAPE
U/E	UTILITY EASEMENT
SS/E	SANITARY SEWER EASEMENT
WL/E	WATER LINE EASEMENT
D/E	DRAINAGE EASEMENT
S.S.	SANITARY SEWER
W.L.	WATER LINE
F.H.	FIRE HYDRANT

LOT SUMMARY

BLOCK NO.	LOT NO.	USAGE	AREA (S.F.)	AREA (AC.)
1	1	RESTAURANT	56,601	1.3000
2	1	RESTAURANT	48,368	1.1104
2	1	RETAIL	66,288	1.5217
2	2	RETAIL	43,561	1.0000
2	3	RETAIL	43,558	1.0000
2	4	RETAIL	43,561	1.0000
2	5	RETAIL	62,658	1.4246
3	1	RETAIL	64,131	1.4723
3	2	RETAIL	54,839	1.2589
3	3	RETAIL	44,869	1.0302
3	4	RETAIL	51,541	1.1832
4	1	RETAIL	79,623	1.8187
4	2	GAS STATION	119890	2.7748
5	1	RETAIL	281040	6.4518
5	3	RETAIL	275,604	6.6154
5	4	RETAIL	66,958	1.5289
5	5	MULTI-FAMILY	699,368	15.1370
5	6	RESTAURANT	65,113	1.4948
5	7	RESTAURANT	51,645	1.1859
5	8	OFFICE	52,804	1.2122
5	9	OFFICE	66,613	1.5289
5	10	RESTAURANT	93,378	2.1610
COMMON AREA	"A"		2.40	0.0055
COMMON AREA	"B"		2.40	0.0055
COMMON AREA	"C"		55,810	1.2812
24TH AVE. S.E.	ROW	PUBLIC STREET	60,884	1.3977
LIBERTY POINT DRIVE	ROW	PUBLIC STREET	135,598	3.1129
FREEDOM AVE.	ROW	PUBLIC STREET	19,989	0.4497
LIBERTY AVE.	ROW	PUBLIC STREET	19,989	0.4496

CURVE TABLE

CURVE	DELTA ANGLE	LENGTH ARC	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	066°06'02.9"	500.00'	542.22'	301.93'	N 31°19'35" E	516.04'
C2	019°44'04.9"	500.00'	1451.43'	61.09'	N 34°27'50" E	121.13'
C3	027°36'50"	200.00'	96.39'	49.15'	S 13°41'58" E	95.46'

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FIRE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FIRE DETECTO HYDRANT.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE PRIVATE STREETS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
5. ALL PROPOSED WATERLINES ARE 8-INCH AND 12-INCH EXCEPT AS NOTED.
6. ALL ISLANDS AND/OR MEDIANS WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
7. EXISTING ZONING IS PUD, PLANNED UNIT DEVELOPMENT; WITH A PROPOSED AMENDMENT TO PUD, PLANNED UNIT DEVELOPMENT.
8. PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENT SARE 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 LIBERTY POINT. 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.

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING IN A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST AND THE EAST HALF (E/2) OF SECTION 16, TOWNSHIP 8NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST (SW/4) OF SECTION 16;

THENCE N 89°53'33" W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 100.00 FEET;

THENCE N 00°00'07" E AND PARALLEL WITH THE EAST LINE OF SAID SW/4 A DISTANCE OF 353.00 FEET;

THENCE N 89°53'33" W AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 750.00 FEET;

THENCE S 00°00'07" W AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 353.00 FEET TO A POINT ON SAID SOUTH LINE;

THENCE N 89°53'33" W ALONG SAID SOUTH LINE A DISTANCE OF 1076.44 FEET;

THENCE N 27°30'23" WA DISTANCE OF 1508.38 FEET TO A POINT ON THE WEST LINE OF SAID SW/4;

THENCE N 00°01'19" W ALONG SAID WEST LINE A DISTANCE OF 130.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 77;

THENCE N 27°30'23" WA DISTANCE OF 127.80;

THENCE S 62°24'49" W A DISTANCE OF 12.05 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 77;

THENCE N 27°35'11" W, ON SAID EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 77 FOR A DISTANCE OF 30.00 FEET;

THENCE N 28°32'28" WON SAID EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 77 FOR A DISTANCE OF 300.04 FEET;

THENCE N 27°35'11" WON SAID EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 77 FOR A DISTANCE OF 567.94 FEET TO A POINT ON THE NORTH LINE OF THE SE/4 OF SAID SECTION 16;

THENCE CONTINUING N27°35'11" W ON SAID EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 77 FOR A DISTANCE OF 44.60 FEET TO A POINT ON THE SOUTH LINE OF SOUTH LAKE INDUSTRIAL PARK ADDITION (RECORDED IN BOOK OF PLATS, BK. 15, PG. 116);

THENCE N 89°08'24" E ON SAID SOUTH LINE OF SOUTH LAKE INDUSTRIAL PARK ADDITION (RECORDED IN BOOK OF PLATS, BK. 15, PG. 116) FOR A DISTANCE OF 635.17 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 16;

THENCE S 00°39'35" W ON SAID EAST LINE OF THE NE/4 OF SECTION 16 FOR A DISTANCE OF 41.65 FEET TO THE SOUTHEAST CORNER OF SAID NE/4;

THENCE S 89°44'29" E ALONG THE NORTH LINE OF SAID SW/4 A DISTANCE OF 2637.64 FEET TO THE NORTHEAST CORNER OF SAID SW/4;

THENCE S 00°00'07" W ALONG THE EAST LINE OF SAID SW/4 A DISTANCE OF 2634.38 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 6,984,664 SQUARE FEET, OR 51.16 29 ACRES, MORE OR LESS.

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REVISED PRELIMINARY PLAT

LIBERTY POINT

A PLANNED UNIT DEVELOPMENT

A PART OF THE EAST HALF (E./2) OF SEC. 16 & A PART OF THE WEST HALF (W./2) OF SEC. 15, T8N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER / DEVELOPER

WIGGIN PROPERTIES, LLC
5601 BROADWAY EXT., SUITE 302
OKLAHOMA CITY, OK 731 9
(405) 842-0100

PREPARED BY

SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-77 9

NOT VALID FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

UNLESS SIGNED IN THIS BLOCK

LIBERTY POINT

US 77/ CLASSEN BLVD. & POST OAK ROAD NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
315 W. Gray, Norman, OK 73069
Ph: 405-329-7115 Fax: 405-329-7689
EstablishedIn 1989
CERTIFICATE OF AUTHORIZATION NO. CA 1459 EXP. 06/30/2022

No.	Date	Description
1	10/19/20	CITY REVIEW COMMENTS

P.O.B.
FND. MAG NAIL WITH CAP STAMPED "PLS 1543" ON C.O.R., SURVEY USBLTON SE COR. SW/4, SEC. 16, T-8-N, R-2-W, I.M. FCE. COR. 0.7 W., 40.6 N.

PROJECT NO.: 6642.00
DATE: 10/01/35
SCALE: 1" = 100'
DRAWN: BR/SJH
ENGINEER: TERENCE L. HAYNES
P.E. NUMBER: 16820

REVISED PRELIMINARY PLAT

SHEET NO.
PP-01

H:\PROJECTS\LIBERTY - LIBERTY POINT\PRELIMINARY PLAT\LIBERTY PRELIMINARY PLAT.DWG
Plotted by: Ben Chambers @ 10/13/2020 11:24 AM