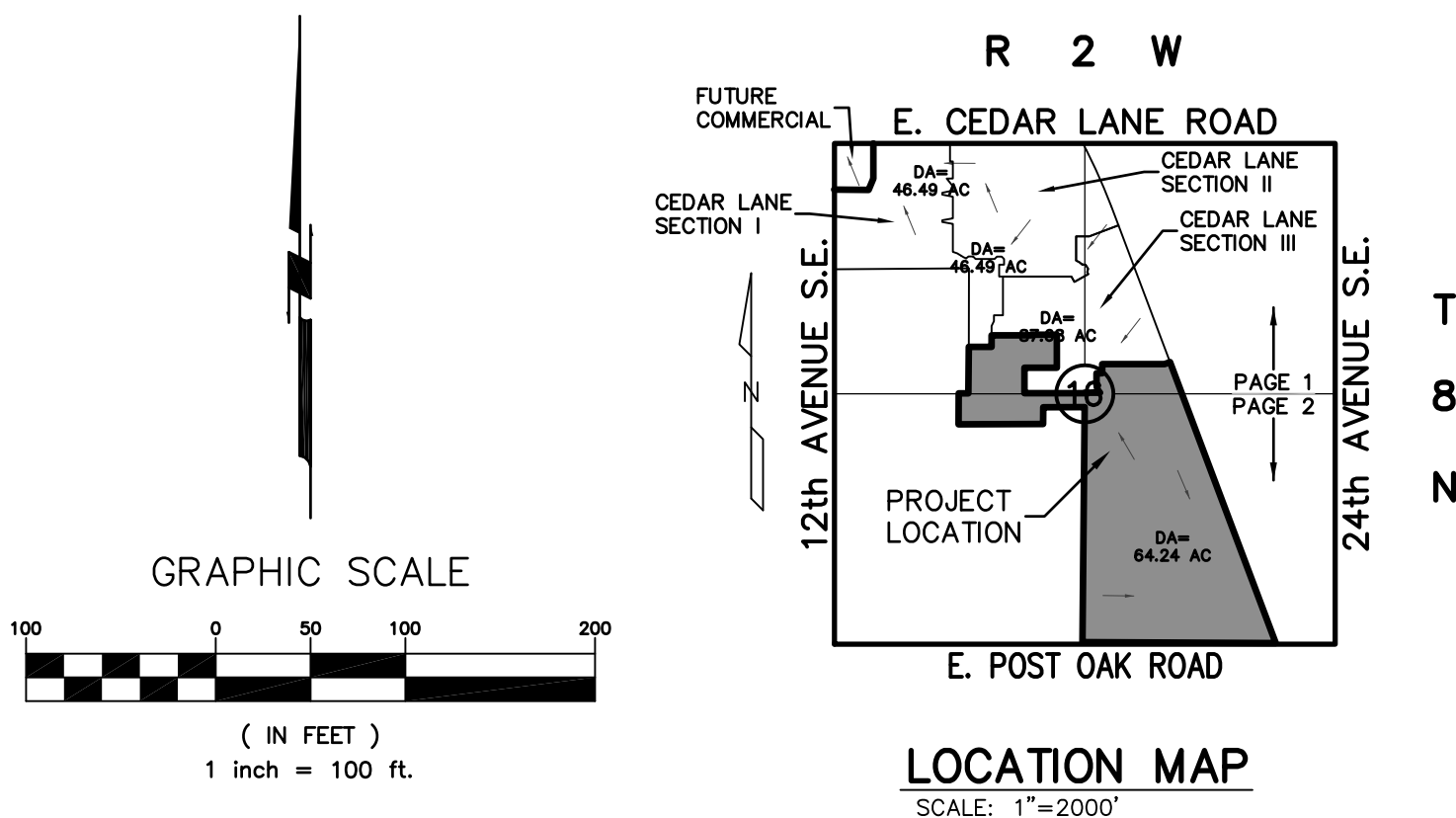


PRELIMINARY PLAT OF
CEDAR LANE
A PART OF SECTION 16, T-8-N, R-2-W, I.M.
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION
Basis of bearing used N 89°21'42" E along the North line of said Northwest Quarter (NW/4) of Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, State Plane Coordinate System, Oklahoma South Zone, City of Norman survey control network.

A tract of land in Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:
COMMENCING at the Northwest corner of the Northwest Quarter (NW/4) of said Section Sixteen (16);
Thence N 89°21'42" E along the North line of said Northwest Quarter (NW/4), a distance of 2,619.70 feet to a point on the West right-of-way line of the BNSF Railroad;
Thence S 27°44'54" E along the West right-of-way line of the BNSF Railroad, a distance of 86.35 feet;
Thence along the West right-of-way line of the BNSF Railroad, on a curve to the right with an arc length of 644.31 feet, a radius of 5,664.36 feet, a chord bearing of S 24°32'44" E, and a chord length of 643.98 feet;
Thence S 21°16'13" E along the West right-of-way line of the BNSF Railroad, a distance of 1,752.55 feet to the POINT OF BEGINNING;
Thence continuing S 21°16'13" E along the West right-of-way line of the BNSF Railroad, a distance of 3,165.40 feet to a point on the South line of said Section 16;
Thence along the South line of said Section 16 South 89°37'50" West a distance of 2,038.39 feet;
Thence North 00°05'51" West a distance of 2,478.81 feet; Thence South 89°13'13" West a distance of 437.04 feet; Thence South 00°12'21" East a distance of 177.25 feet; Thence South 89°07'44" West a distance of 891.74 feet; Thence North 00°16'07" West a distance of 327.14 feet; Thence North 89°16'55" East a distance of 102.16 feet; Thence North 00°12'17" West a distance of 488.66 feet; Thence North 89°21'41" East a distance of 239.89 feet; Thence North 00°38'23" West a distance of 122.59 feet; Thence North 89°21'37" East a distance of 417.14 feet; Thence North 00°38'23" West a distance of 6.45 feet; Thence North 89°21'37" East a distance of 271.86 feet; Thence South 00°38'23" East a distance of 348.00 feet; Thence South 89°21'37" West a distance of 341.89 feet; Thence South 00°38'23" East a distance of 268.87 feet; Thence North 89°16'55" East a distance of 656.62 feet; Thence North 00°38'23" West a distance of 5.00 feet; Thence North 89°21'37" East a distance of 159.39 feet; Thence on a non-tangent curve to the right with an arc length of 99.31 feet, a radius of 130.00 feet, a chord bearing of S 22°31'25" W and a chord length of 96.91 feet; Thence North 00°38'23" West a distance of 115.07 feet; Thence North 89°21'37" East a distance of 60.00 feet; Thence North 00°38'23" West a distance of 86.00 feet; Thence North 89°21'37" East a distance of 658.51 feet; Thence North 89°43'27" East a distance of 60.00 feet to the POINT OF BEGINNING;
Said tract having an area of 5,082,436.7514 Square Feet, 116.68 Acres, more or less.
AND

BAIS OF BEARINGS: North 89°26'54" East, being the North Line of said Section 16;
A tract of land lying in Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:
BEGINNING at the Northwest Corner of the Northwest Quarter (NW/4) of said Section 16, Thence North 89°26'54" East along the North line of said NW/4 a distance of 410.00 feet to a point on the west boundary of said Section 16; Thence North 00°38'23" West a distance of 130.00 feet to a point on the Cedar Lane boundary the following lines (3) call: South 00°38'23" East a distance of 389.50; Thence South 22°31'25" West a distance of 96.91 feet; Thence North 89°43'27" East a distance of 60.00 feet to a point on the West line of said NW/4; Thence along the West line of said NW/4 North 00°13'28" West a distance of 407.85 feet to the Point of Beginning. Said tract contains 4.5475 acres more or less.

EXISTING ZONING FOR
SUBJECT PROPERTY

R-1 RESIDENTIAL: 147.00 ACRES
R-1 RESIDENTIAL LOTS: 533
PUD SINGLE FAMILY: 49 ACRES
PUD SINGLE FAMILY LOTS: 31
C-1 COMMERCIAL: 4.55 ACRES
C-1 COMMERCIAL LOTS: 1

PROPOSED ZONING FOR
SUBJECT PROPERTY

R-1 RESIDENTIAL: 108.98 ACRES
R-1 RESIDENTIAL LOTS: 556
C-1 COMMERCIAL: 4.55 ACRES
C-1 COMMERCIAL LOTS: 1
A-2 RURAL AGRICULTURAL: 8.15 AC

OWNER/DEVELOPER:
CEDAR LANE, LLC
P.O. BOX 5156
NORMAN, OK 73070
ENGINEER:
ARC ENGINEERING
CONSULTANTS, LLC
STEVE ROLLINS, P.E.
1335 DEER CREEK ROAD
EDMOND, OK 73012
SURVEYOR:
OKLAHOMA SURVEY
COMPANY
RYAN DOUDICAN, R.P.L.S.
3121 E. SORGHUM MILL
ROAD, EDMOND, OK 73034

Arc Engineering Consultants, LLC
1335 DEER CREEK ROAD
EDMOND, OK 73012
PHONE (405) 598-0212
www.arc-engineers.com
CERTIFICATE OF AUTHORIZATION NO. 0380 EXP. 6/25/26

CEDAR LANE
1335 DEER CREEK ROAD
NORMAN, CLEVELAND CO., OKLAHOMA
PRELIMINARY PLAT

REVISIONS	NO.	DESCRIPTION	DATE
DRAWN BY:	SDR		
CHECKED BY:	SDR		
APPROVED BY:	SDR		

PROJECT NUMBER:
26-004
DATE:
05-01-26
SCALE:
(HORIZ.) 1"=100'
(VERT.) N/A

SHEET NUMBER
1 of 2

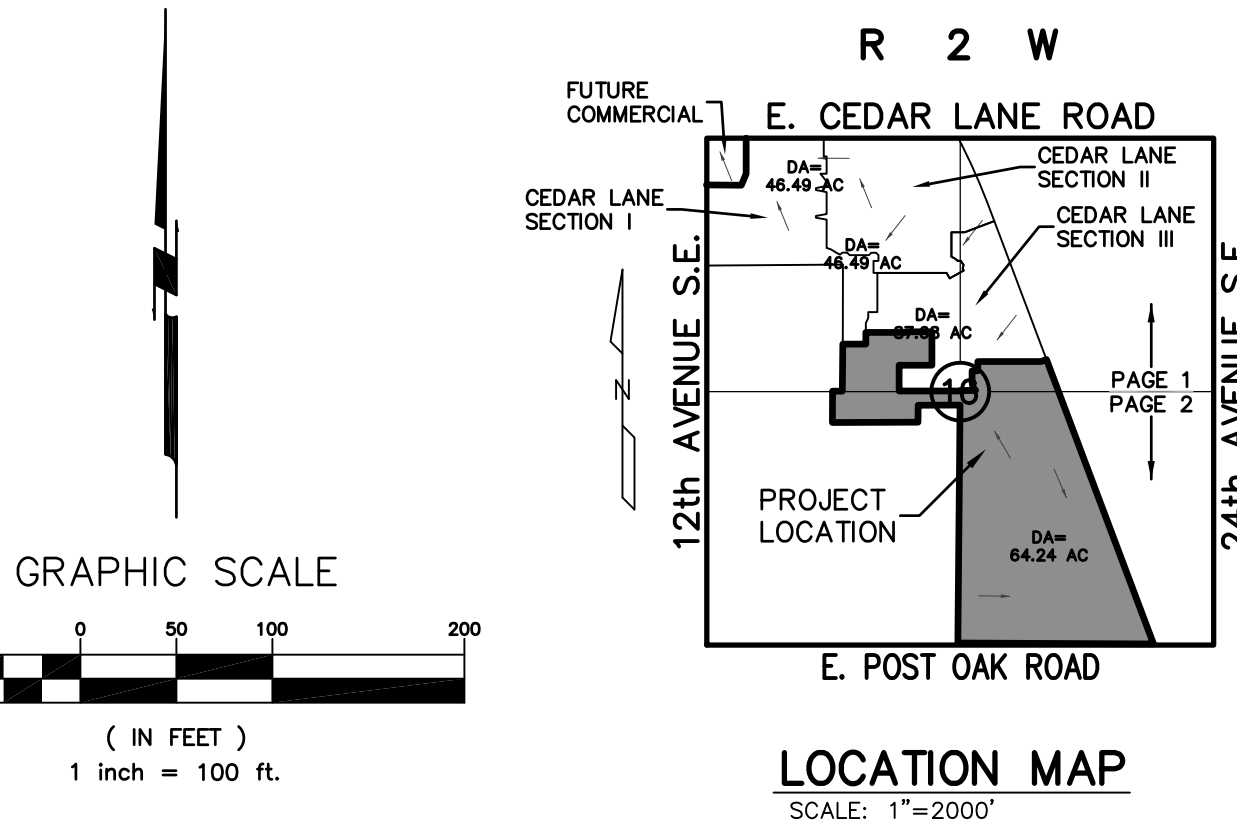
- GENERAL NOTES:**
1. MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS IN CEDAR LANE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, FIRES, AND DOGS SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
 2. SIDEWALKS ON EACH LOT ALONG LOCAL AND COLLECTOR STREETS ARE REQUIRED AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS.
 3. ALL EXISTING BUILDINGS TO BE REMOVED.
 4. THE CROSS HATCHED LOTS WILL BE AVAILABLE FOR CONSTRUCTION ONCE THE ACTIVE OIL WELLS HAVE STOPPED PRODUCING, THE WELLS HAVE BEEN PLUGGED AND THE RADIUS HAS BEEN REDUCED TO 45 FEET PER CITY OF NORMAN SPECIFICATIONS. UNTIL SUCH TIME, LOTS CAN BE USED AS ACCESS TO THE WELL SITE.
 5. THE CURRENT OIL WELL OPERATOR WILL BE RESPONSIBLE FOR ADEQUATELY FENCING THE WELL SITE, CONSTRUCTION OF ANY LEASE ROADS AND APPROACHES, PIPELINE RELOCATIONS, OR ELECTRIC LINE RELOCATIONS. THE DEVELOPER WILL BE FINANCIALLY RESPONSIBLE FOR THE CONSTRUCTION OF ANY LEASE ROADS, APPROACHES, FENCING, PIPELINE RELOCATIONS, OR ELECTRIC LINE RELOCATIONS.
 6. INSTALL CASING PIPE FOR ALL OIL PIPELINE ROAD CROSSINGS

STORM DRAINAGE DETENTION FACILITY 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 owner(s) in the plat of CEDAR LANE; 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 engineering division, 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 engineering division, 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.

PRELIMINARY PLAT OF

CEDAR LANE

A PART OF SECTION 16, T-8-N, R-2-W, I.M.
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

Base of bearing used N 89°21'42" E along the North line of said Northwest Quarter (NW/4) of Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma. State Plane Coordinate System, Oklahoma South Zone, City of Norman survey control network.

A tract of land in Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter (NW/4) of said Section Eight (8); Thence N 89°21'42" E along the North line of said Northwest Quarter (NW/4), a distance of 2,619.70 feet to a point on the West right-of-way line of the BNSF Railroad; Thence S 27°44'54" E along the West right-of-way line of the BNSF Railroad, a distance of 86.35 feet; Thence along the West right-of-way line of the BNSF Railroad, on a curve to the right with an arc length of 844.31 feet, a radius of 5,664.36 feet, a chord bearing of S 24°30'44" E and a chord length of 643.96 feet; Thence S 21°16'33" E along the West right-of-way line of the BNSF Railroad, a distance of 1,792.55 feet to the POINT OF BEGINNING; Thence continuing S 21°16'33" E along the West right-of-way line of the BNSF Railroad, a distance of 3,165.40 feet to a point on the South line of said Section 16; Thence along the South line of said Section 16 South 89°37'50" West a distance of 2,038.39 feet; Thence North 07°05'51" West a distance of 2,478.61 feet; Thence South 89°13'13" West a distance of 437.04 feet; Thence North 07°10'21" East a distance of 177.25 feet; Thence South 89°07'44" West a distance of 89.74 feet; Thence North 07°16'07" West a distance of 327.14 feet; Thence North 89°16'55" East a distance of 102.16 feet; Thence North 07°12'17" West a distance of 488.66 feet; Thence North 89°21'41" East a distance of 238.89 feet; Thence North 07°38'23" West a distance of 122.59 feet; Thence North 89°21'37" East a distance of 417.14 feet; Thence North 07°38'23" West a distance of 6.45 feet; Thence North 89°21'37" East a distance of 271.86 feet; Thence North 07°38'23" East a distance of 348.00 feet; Thence South 89°13'13" West a distance of 341.89 feet; Thence South 07°38'23" East a distance of 268.87 feet; Thence North 89°16'50" East a distance of 636.62 feet; Thence North 07°38'23" West a distance of 5.00 feet; Thence North 89°21'37" East a distance of 159.39 feet; Thence on a non-tangent curve to the right with an arc length of 99.31 feet, a radius of 130.00 feet, a chord bearing of N 22°31'25" W and a chord length of 96.93 feet; Thence North 07°38'23" West a distance of 115.07 feet; Thence North 89°21'37" East a distance of 60.00 feet; Thence North 07°38'23" West a distance of 96.00 feet; Thence North 89°21'37" East a distance of 658.51 feet; Thence North 68°43'27" East a distance of 60.00 feet to the POINT OF BEGINNING.

Said tract having on area of 5,082,436.7514 Square Feet, 116.68 Acres, more or less.

GENERAL NOTES:

- MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
- MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS IN CEDAR LANE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, OTHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOCKS SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
- SIDEWALKS ON EACH LOT ALONG LOCAL AND COLLECTOR STREETS ARE REQUIRED AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS.
- ALL EXISTING BUILDINGS TO BE REMOVED.
- THE CROSS HATCHED LOTS WILL BE AVAILABLE FOR CONSTRUCTION ONCE THE ACTIVE OIL WELLS HAVE STOPPED PRODUCING, THE WELLS HAVE BEEN PLUGGED AND THE RADIUS HAS BEEN REDUCED TO 45 FEET PER CITY OF NORMAN SPECIFICATIONS. UNTIL SUCH TIME, LOTS CAN BE USED AS ACCESS TO THE WELL SITE.
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- INSTALL CASTING PIPE FOR ALL OIL PIPELINE ROAD CROSSINGS.

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Arc Engineering Consultants, LLC
1315 DEER CREEK ROAD
EDMOND, OK 73112
PHONE (405) 598-0212
SPRINGS@ARCENGINEERING.COM

CEDAR LANE
12th AVE SE & CEDAR LANE RD
NORMAN, CLEVELAND CO, OKLAHOMA
PRELIMINARY PLAT

REVISIONS	NO.	DESCRIPTION	DATE
DRAWN BY:	SDR		
CHECKED BY:	SDR		
APPROVED BY:	SDR		

PROJECT NUMBER:
26-004
DATE:
05-06-26

SCALE:
(HORIZ.) 1"=100'
(VERT.) N/A

SHEET NUMBER
2 of 2

CEDAR LANE