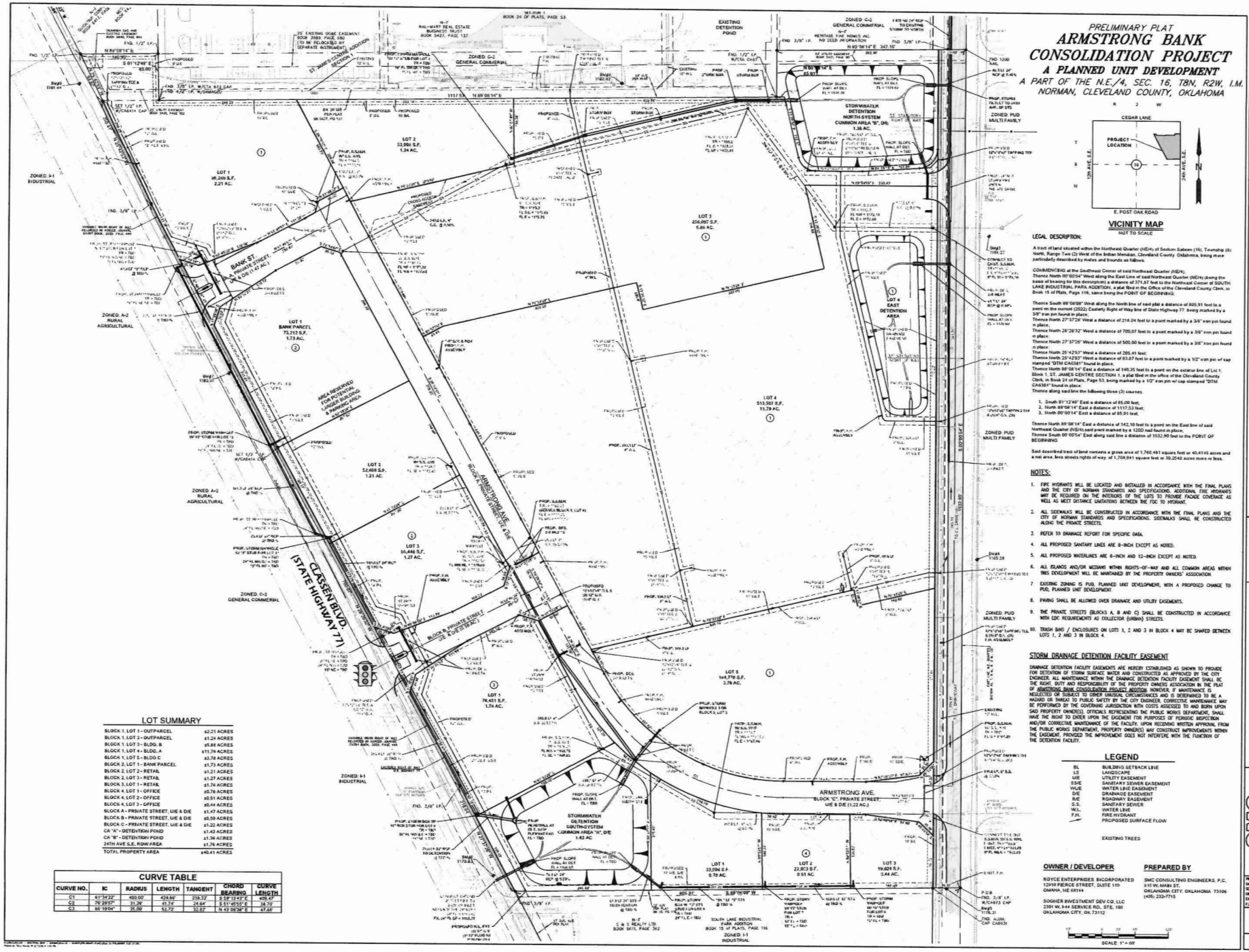

PRELIMINARY PLAT
ARMSTRONG BANK CONSOLIDATION PROJECT
A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E./4, SEC. 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A tract of land situated within the Northeast Quarter (NE/4) of Section Sixteen (16), Township (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast Corner of said Northeast Quarter (NE/4);
Thence North 00°00'54" West along the East Line of said Northeast Quarter (NE/4) (being the basis of bearing for this description) a distance of 371.87 feet to the Northeast Corner of SOUTH LAKE INDUSTRIAL PARK ADDITION, a plat filed in the Office of the Cleveland County Clerk, in Book 15 of Plats, Page 116, same being the POINT OF BEGINNING;

Thence South 89°08'08" West along the North line of said plat a distance of 805.91 feet to a point on the current (2022) Easterly Right of Way line of State Highway 77, being marked by a 3/8" iron pin found in place;
Thence North 27°37'26" West a distance of 218.04 feet to a point marked by a 3/8" iron pin found in place;
Thence North 28°26'32" West a distance of 700.07 feet to a point marked by a 3/8" iron pin found in place;
Thence North 27°37'26" West a distance of 500.00 feet to a point marked by a 3/8" iron pin found in place;
Thence North 25°42'53" West a distance of 205.41 feet;
Thence North 25°42'53" West a distance of 93.87 feet to a point marked by a 1/2" iron pin w/ cap stamped "DTM CA6391" found in place;
Thence North 89°08'14" East a distance of 149.35 feet to a point on the exterior line of Lot 1, Block 1, ST. JAMES CENTRE SECTION 1, a plat filed in the office of the Cleveland County Clerk, in Book 24 of Plats, Page 53, being marked by a 1/2" iron pin w/ cap stamped "DTM CA6391" found in place;
Thence along said line the following three (3) courses:

1. South 01°12'49" East a distance of 85.00 feet;
2. North 89°08'14" East a distance of 1117.53 feet;
3. North 00°00'14" East a distance of 85.91 feet;

Thence North 89°08'14" East a distance of 342.10 feet to a point on the East line of said Northeast Quarter (NE/4) said point marked by a 1200 nail found in place;
Thence South 00°00'54" East along said line a distance of 1532.90 feet to the POINT OF BEGINNING

Said described tract of land contains a gross area of 1,760,461 square feet or 40.4146 acres and a net area, less streets rights of way, of 1,709,841 square feet or 39.2542 acres more or less.

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 FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO 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 OWNERS' ASSOCIATION.
7. EXISTING ZONING IS PUD, PLANNED UNIT DEVELOPMENT, WITH A PROPOSED CHANGE TO PUD, PLANNED UNIT DEVELOPMENT.
8. PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.
9. THE PRIVATE STREETS (BLOCKS A, B AND C) SHALL BE CONSTRUCTED IN ACCORDANCE WITH EDC REQUIREMENTS AS COLLECTOR (URBAN) STREETS.
10. TRASH BINS / ENCLOSURES ON LOTS 1, 2 AND 3 IN BLOCK 4 MAY BE SHARED BETWEEN LOTS 1, 2 AND 3 IN BLOCK 4.

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 OWNERS ASSOCIATION IN THE PLAT OF ARMSTRONG BANK CONSOLIDATION PROJECT ADDITION. 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

BL	BUILDING SETBACK LINE
LS	LANDSCAPE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WE	WATER LINE EASEMENT
DE	DRAINAGE EASEMENT
RE	ROADWAY EASEMENT
S.S.	SANITARY SEWER
W.L.	WATER LINE
F.H.	FIRE HYDRANT
	PROPOSED SURFACE FLOW

EXISTING TREES

LOT SUMMARY

BLOCK 1, LOT 1 - OUTPARCEL	±2.21 ACRES
BLOCK 1, LOT 2 - OUTPARCEL	±1.24 ACRES
BLOCK 1, LOT 3 - BLDG. B	±5.88 ACRES
BLOCK 1, LOT 4 - BLDG. A	±11.76 ACRES
BLOCK 1, LOT 5 - BLDG C	±3.78 ACRES
BLOCK 2, LOT 1 - BANK PARCEL	±1.73 ACRES
BLOCK 2, LOT 2 - RETAIL	±1.21 ACRES
BLOCK 2, LOT 3 - RETAIL	±1.27 ACRES
BLOCK 3, LOT 1 - RETAIL	±1.76 ACRES
BLOCK 4, LOT 1 - OFFICE	±0.78 ACRES
BLOCK 4, LOT 2 - OFFICE	±0.51 ACRES
BLOCK 4, LOT 3 - OFFICE	±0.44 ACRES
BLOCK A - PRIVATE STREET, U/E & D/E	±1.47 ACRES
BLOCK B - PRIVATE STREET, U/E & D/E	±0.59 ACRES
BLOCK C - PRIVATE STREET, U/E & D/E	±1.22 ACRES
CA "A" - DETENTION POND	±1.42 ACRES
CA "B" - DETENTION POND	±1.26 ACRES
24TH AVE S.E. ROW AREA	±1.76 ACRES
TOTAL PROPERTY AREA	±40.41 ACRES

CURVE TABLE

CURVE NO.	IC	RADIUS	LENGTH	TANGENT	CHORD BEARING	CURVE LENGTH
C1	61°34'22"	400.00'	429.86'	238.32'	S 59°13'43" E	409.47'
C2	76°29'57"	31.26'	41.74'	24.64'	S 51°45'55" E	38.70'
C3	86°19'04"	35.00'	52.72'	32.62'	N 43°08'38" E	47.88'

OWNER / DEVELOPER

ROYCE ENTERPRISES INCORPORATED
12910 PIERCE STREET, SUITE 110
OMAHA, NE 68144

SOONER INVESTMENT DEV CO, LLC
2301 W. I-44 SERVICE RD., STE. 180
OKLAHOMA CITY, OK 73112

PREPARED BY

SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
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NOT VALID FOR CONSTRUCTION
PRELIMINARY NOT FOR CONSTRUCTION
UNLESS SIGNED IN THE BLACK

ARMSTRONG BANK CONSOLIDATION PROJECT AMENDED
CEDAR LANE & 24th AVE. S.E.
NORMAN, CLEVELAND COUNTY OKLAHOMA

SMC Consulting Engineers, P.C.
315 West 5th — Owasso, Ok. 74055
815 West Main — Oklahoma City, Ok. 73106
Phone: 918.272.9151 Fax: 918.272.9154
Website: www.smcinc.com

No.	Revision	Date
1	FIRE CITY OF NORMAN COMMENTS	06/27/2022

PROJECT NO.: 8023.00
DATE: 06/01/24
SCALE: 1" = 60'
DRAWN BY: DRC
ENGINEER: TERRENCE L. HAYNES
P.E. NUMBER: 19630

PRELIMINARY PLAT

SHEET NO.
PP-01