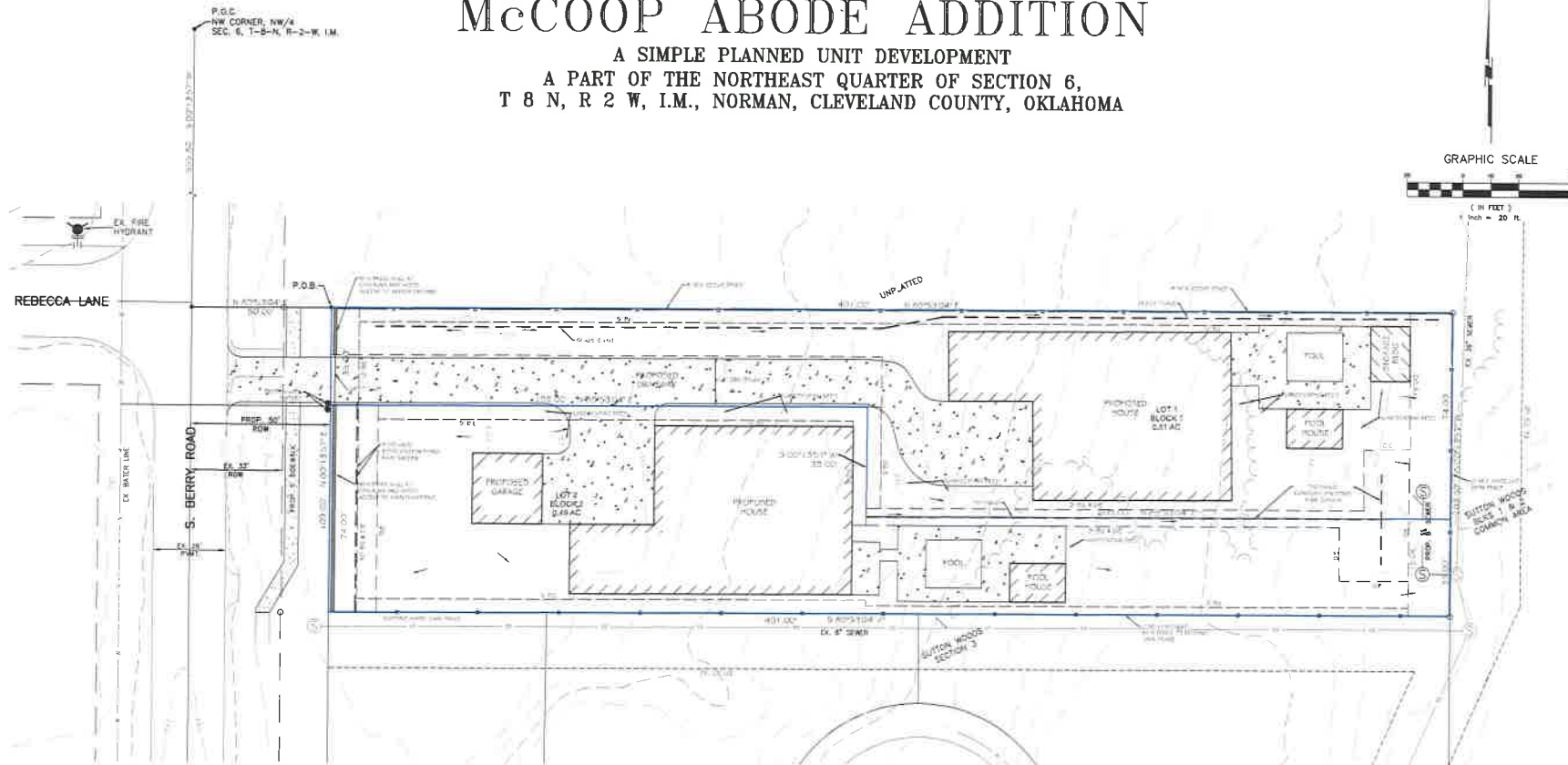


PRELIMINARY SITE DEVELOPMENT PLAN OF McCOOP ABODE ADDITION

A SIMPLE PLANNED UNIT DEVELOPMENT
A PART OF THE NORTHEAST QUARTER OF SECTION 6,
T 8 N, R 2 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

GENERAL NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED.
2. EXISTING SOUTH CURB CUT ON S. BERRY ROAD TO BE REMOVED.

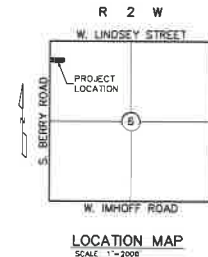
LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN IN THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northwest Corner of the Northwest Quarter (NW/4) of said Section Six (6);
Thence South 02°13'04" West, along the West line of said Northwest Quarter (NW/4) a distance of 535.85 feet;
Thence North 89°23'04" East a distance of 50.00 feet to the POINT OF BEGINNING;
Thence continuing North 89°23'04" East a distance of 401.00 feet;
Thence South 07°13'57" West a distance of 100.00 feet;
Thence South 89°10'04" West a distance of 420.00 feet;
Thence North 07°13'57" East a distance of 100.00 feet to the POINT OF BEGINNING.

Containing 43708.1982± square feet or 1.002± acres more or less.

Measured bearings from Centerline Services, LLC ALTA dated 01/26/2022



SUBJECT PROPERTY
1.00± AC
S. BERRY ROAD
CURRENTLY ZONED R-1
REZONE TO SPUD

OWNER/DEVELOPER:
C.A. McCARTY
CONSTRUCTION, LLC
P.O. BOX 720608
NORMAN, OK 73070

ENGINEER:
ARC ENGINEERING
CONSULTANTS, LLC
STEVE ROLLINS, P.E.
135 DEER CREEK ROAD
EDMOND, OK 73012

SURVEYOR:
CENTERLINE SERVICES, LLC
RONALD D. SMITH, P.L.S.
P.O. BOX 338
NOBLE, OK 73068

Arc Engineering Consultants, LLC
CIVIL ENGINEERING
LAND PLANNING
SURVEYING
P.O. BOX 338
NORMAN, OK 73068
PHONE (405) 542-0073 FAX (405) 542-0048
CERTIFICATE OF REGISTRATION NO. 5306 EXP. 4/30/24

ARC
ENGINEERING
CONSULTANTS

McCOOP ABODE ADDITION
1308 S BERRY ROAD
NORMAN, CLEVELAND COUNTY, OKLAHOMA
PRELIMINARY SITE PLAN

REVISIONS	DATE
SDR	
CHECKED BY:	
SDR	
APPROVED BY:	
SDR	

PROJECT NUMBER:	23-003
DATE:	04-06-23
SCALE:	(HORIZ.) 1"=20'
(VERT.)	N/A

SHEET NUMBER
1 of 1

McCOOP ABODE ADDITION