

PRELIMINARY PLAT LIBERTY POINT A PLANNED UNIT DEVELOPMENT

BEING A PART OF THE EAST HALF (E/2), OF SECTION SIXTEEN (16) AND A PART OF THE SOUTHWEST QUARTER (SW/4), OF SECTION FIFTEEN (15), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

DEVELOPER:
WIGGIN INVESTMENTS, LLC
5801 N BROADWAY EXT. STE 120
OKLAHOMA CITY, OK 73118

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = 151.05 ACRES
NUMBER OF LOTS = 24
CURRENT ZONING = I-1

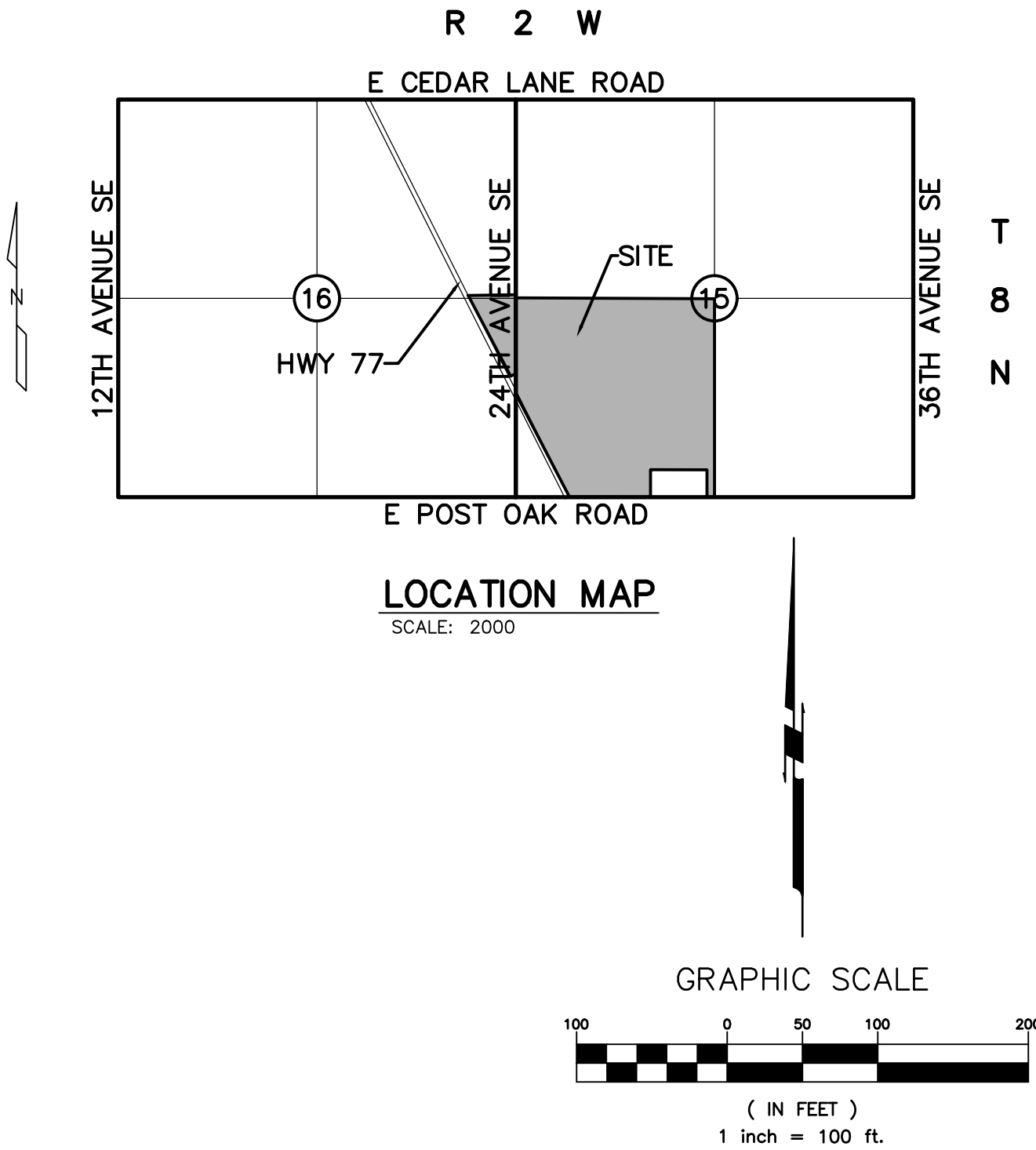
LEGAL DESCRIPTION:

A TRACT OF LAND LYING THE SOUTHWEST QUARTER (SW/4) OF SECTION FIFTEEN (15) AND THE EAST HALF (E/2) OF 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 SOUTHEAST CORNER OF SAID SW/4;
THENCE NORTH 89°53'33" WEST ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 100.00 FEET;
THENCE NORTH 00°00'07" EAST AND PARALLEL WITH THE EAST LINE OF SW/4 A DISTANCE OF 363.00 FEET;
THENCE NORTH 89°53'33" WEST AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 750.00 FEET;
THENCE SOUTH 00°00'07" WEST AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 363.00 FEET TO A POINT ON SAID SOUTH LINE;
THENCE NORTH 89°53'33" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1076.44 FEET;
THENCE NORTH 27°30'23" WEST A DISTANCE OF 1538.58 FEET TO A POINT ON THE WEST LINE OF SAID SW/4;
THENCE NORTH 00°01'19" WEST ALONG SAID WEST LINE A DISTANCE OF 273.92 FEET TO A POINT ON THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN THE ALTA/NSPS LAND TITLE SURVEY BY HALE & ASSOCIATES DATED AUGUST 1ST, 2023;
THENCE ALONG SAID TRACT OF LAND THE FOLLOWING SIX (6) COURSES:
1. SOUTH 62°23'35" WEST A DISTANCE OF 78.06 FEET;
2. NORTH 27°36'25" WEST A DISTANCE OF 300.00 FEET;
3. NORTH 28°33'42" WEST A DISTANCE OF 300.04 FEET;
4. NORTH 27°36'25" WEST A DISTANCE OF 612.54 FEET;
5. NORTH 89°07'10" EAST A DISTANCE OF 635.17 FEET TO A POINT ON THE EAST LINE OF SAID E/2;
6. SOUTH 00°01'38" EAST ALONG THE EAST LINE OF SAID E/2 A DISTANCE OF 41.65 FEET TO THE NORTHWEST CORNER OF SAID SW/4;
THENCE SOUTH 89°44'29" EAST ALONG THE NORTH LINE OF SAID SW/4 DISTANCE OF 2637.64 FEET TO THE NORTHEAST CORNER OF SAID SW/4;
THENCE SOUTH 00°00'07" WEST ALONG THE EAST LINE OF SAID SW/4 A DISTANCE OF 2634.38 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 6,580,116 SQUARE FEET, OR 151.06 ACRES, MORE OR LESS.

NOTE:
EXISTING UTILITY COMPANIES TO
RETAIN EXISTING RIGHTS UNTIL
FACILITIES RELOCATED.



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 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, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. 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 OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

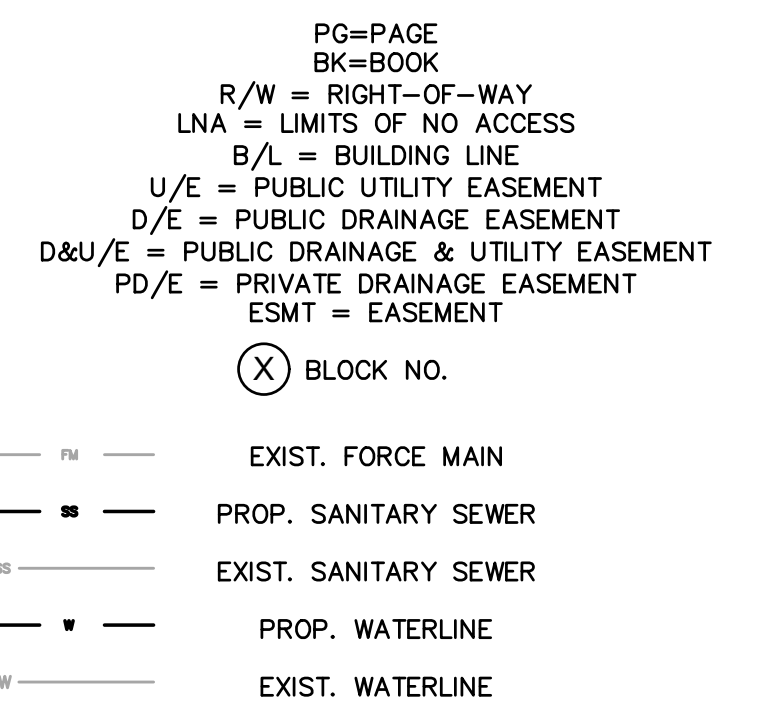
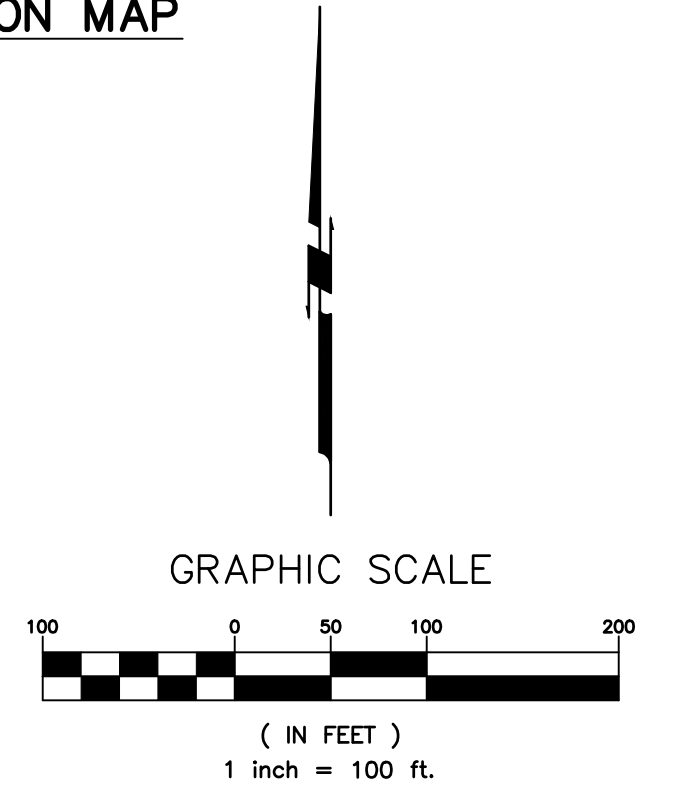
- PG=PAGE
- BK=BOOK
- R/W = RIGHT-OF-WAY
- LNA = LIMITS OF NO ACCESS
- B/L = BUILDING LINE
- U/E = PUBLIC UTILITY EASEMENT
- D/E = PUBLIC DRAINAGE EASEMENT
- D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
- PD/E = PRIVATE DRAINAGE EASEMENT
- ESMT = EASEMENT
- (X) BLOCK NO.
- FM — EXIST. FORCE MAIN
- SS — PROP. SANITARY SEWER
- SS — EXIST. SANITARY SEWER
- W — PROP. WATERLINE
- W — EXIST. WATERLINE

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

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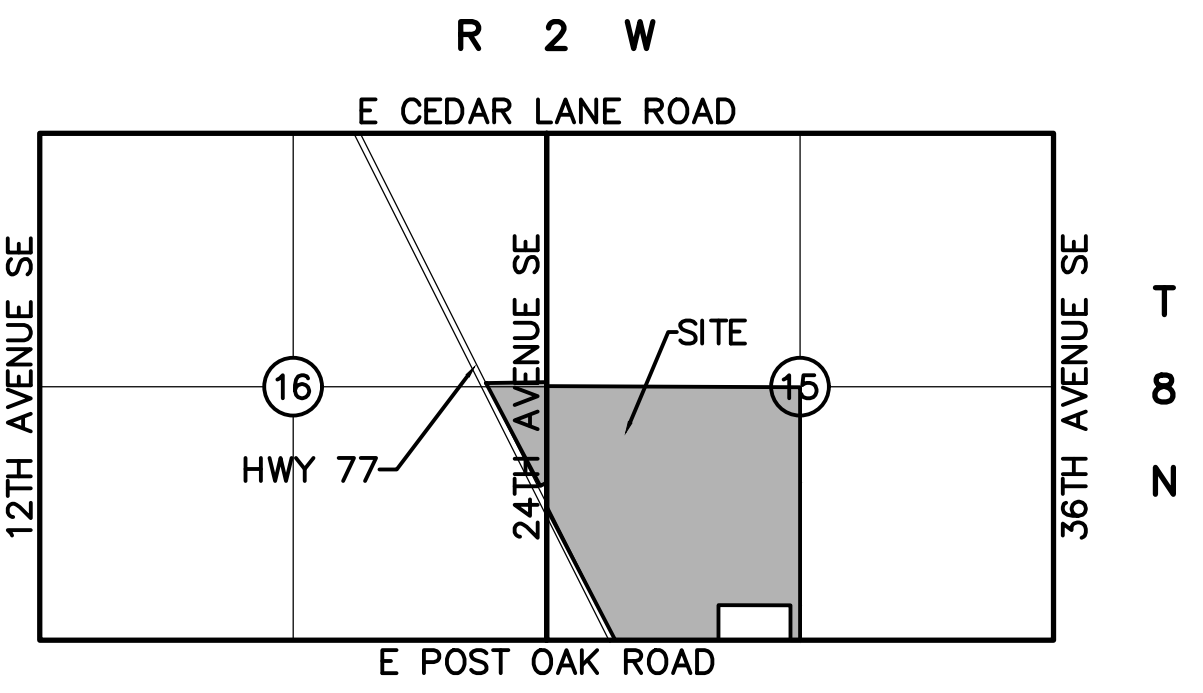
PRELIMINARY PLAT
LIBERTY POINT
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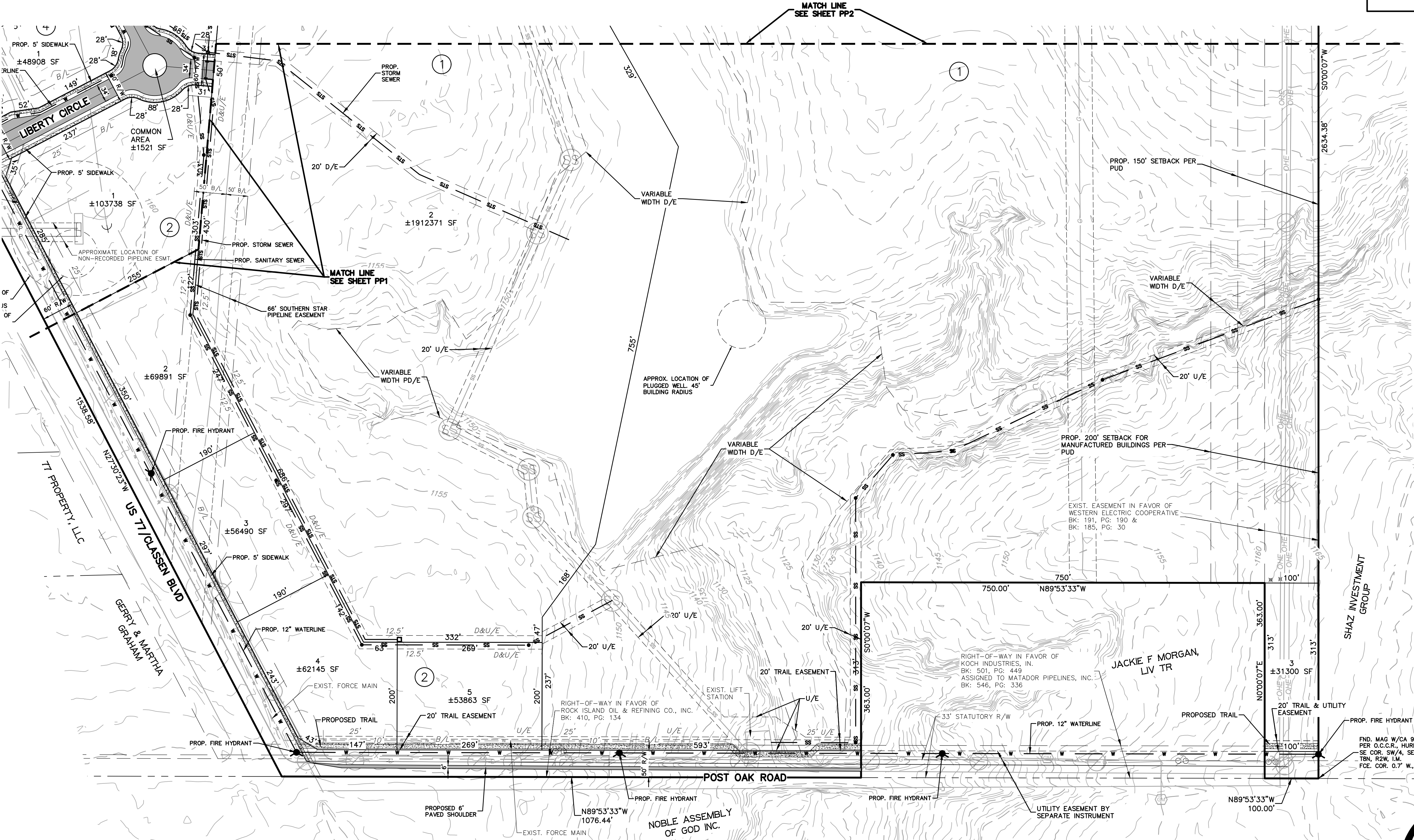
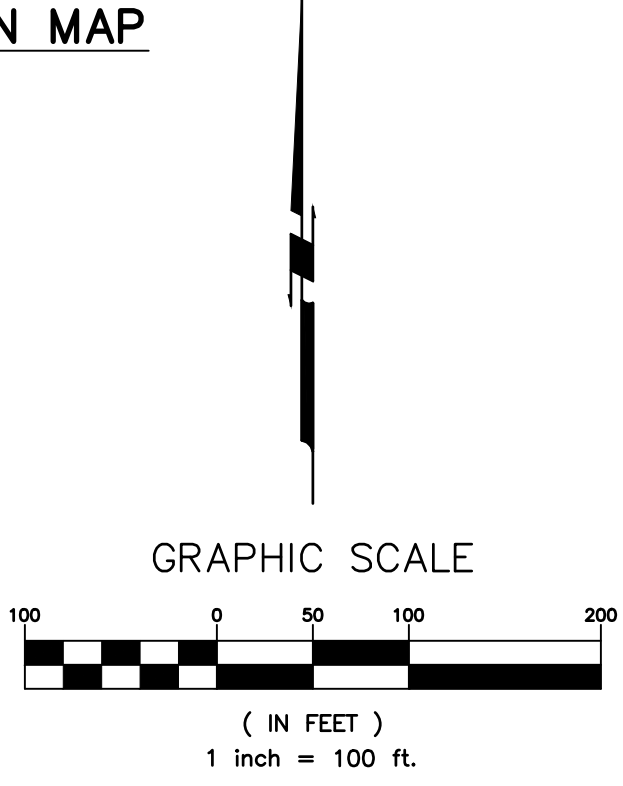
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LOCATION MAP
SCALE: 2000



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