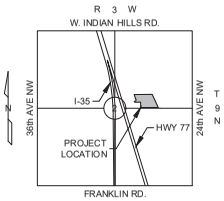
PRELIMINARY PLAT
of

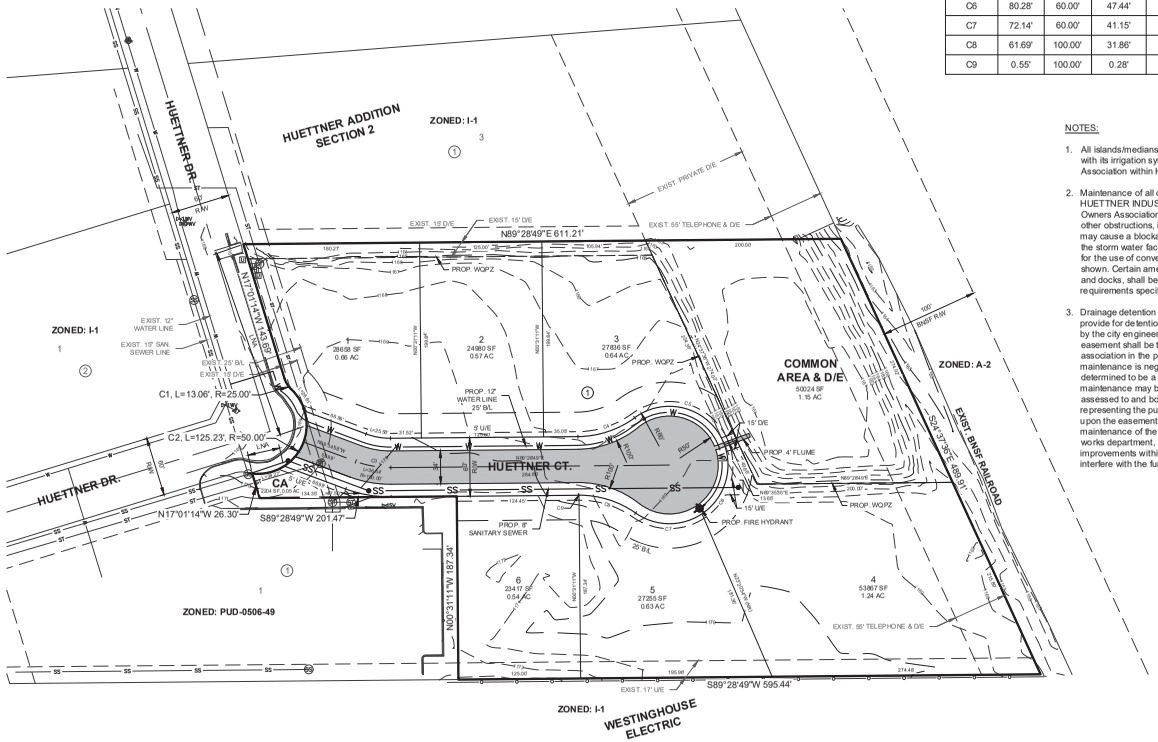
HUETTNER INDUSTRIAL PARK

BEING A PART OF THE NE 1/4, SEC 2, T9N, R3W, IM
AN ADDITION TO NORMAN, CLEVELAND COUNTY, OK
A REPLAT OF LOT 2, BLOCK 1, VALUE PLACE ADDITION,
A PLANNED UNIT DEVELOPMENT

0 60' 120'



LOCATION MAP
SCALE: 1"=2000'



Curve Table

Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	13.06'	25.00'	6.68'	12.91'	N31°59'01"W	029°55'35"
C2	125.23'	50.00'	151.63'	94.97'	N24°48'11"E	143°30'01"
C3	36.54'	100.00'	18.48'	36.34'	N80°03'04"W	020°56'13"
C4	62.24'	100.00'	32.16'	61.24'	S71°39'03"W	035°39'33"
C5	110.76'	60.00'	79.29'	95.69'	N73°17'34"W	105°46'19"
C6	80.28'	60.00'	47.44'	74.42'	N17°55'22"E	076°39'32"
C7	72.14'	60.00'	41.15'	67.87'	S89°18'15"E	068°53'14"
C8	61.69'	100.00'	31.86'	60.71'	S72°31'56"E	035°20'35"
C9	0.55'	100.00'	0.28'	0.55'	N89°38'18"E	000°18'58"

NOTES:

1. All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within HUETTNER INDUSTRIAL PARK.
2. Maintenance of all common areas and drainage easements within HUETTNER INDUSTRIAL PARK 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, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, 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.
3. 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 HUETTNER INDUSTRIAL PARK; 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.

LEGAL DESCRIPTION

A tract of land being a part of the Northeast Quarter (NE/4) of Section Two (2), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Lot Two (2), in Block One (1), of VALUE PLACE ADDITION, a Replat of Lots 1 and 2, Block 1, of Huettner Addition Section Two, a Planned Unit Development, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

OWNER / DEVELOPER
JOHN McHUGES
3501 S. SERVICE RD.
MOORE, OK 73160
405-364-4501

ENGINEER
JOHNSON & ASSOCIATES, INC.
1 E. SHERIDAN AVE., SUITE 200
OKLAHOMA CITY, OKLAHOMA 73104
(405) 235-8075

LEGEND:

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
STAT. R/W = STATUTORY RIGHT OF WAY
LNA = LIMITS OF NO ACCESS
CA= COMMON AREA
B/L = BUILDING LIMIT LINE
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
D & U/E = DRAINAGE & UTILITY EASEMENT
PSPUE= PRIVATE STREET & PUBLIC UTILITY EASEMENT

UTILITY LEGEND

- w — EXISTING WATER LINE
- ss — EXISTING SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- ST — PROPOSED STORM SEWER LINE
- PROPOSED FIRE HYDRANT

(WQPZ) WATER QUALITY PROTECTION ZONE NOTES:

1. There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Director of Public Works unless such disturbance is done in accordance with 30-411(h) of the Norman City code.
2. The WQPZ is subject to protective covenants that may be found in the land records and that restrict disturbance and use of these areas.

TOTAL ACRES = 6.1831

TOTAL LOTS = 6

CURRENT ZONING: PUD 1819-5
PROPOSED ZONING: I-1 LIGHT INDUSTRIAL

PRELIMINARY PLAT
of

HUETTNER INDUSTRIAL PARK

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235 6078 www.jaoke.com
Certificate of Authorization #1484 Exp. Date: 06-30-2027
• ENGINEERS • SURVEYORS • PLANNERS •

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