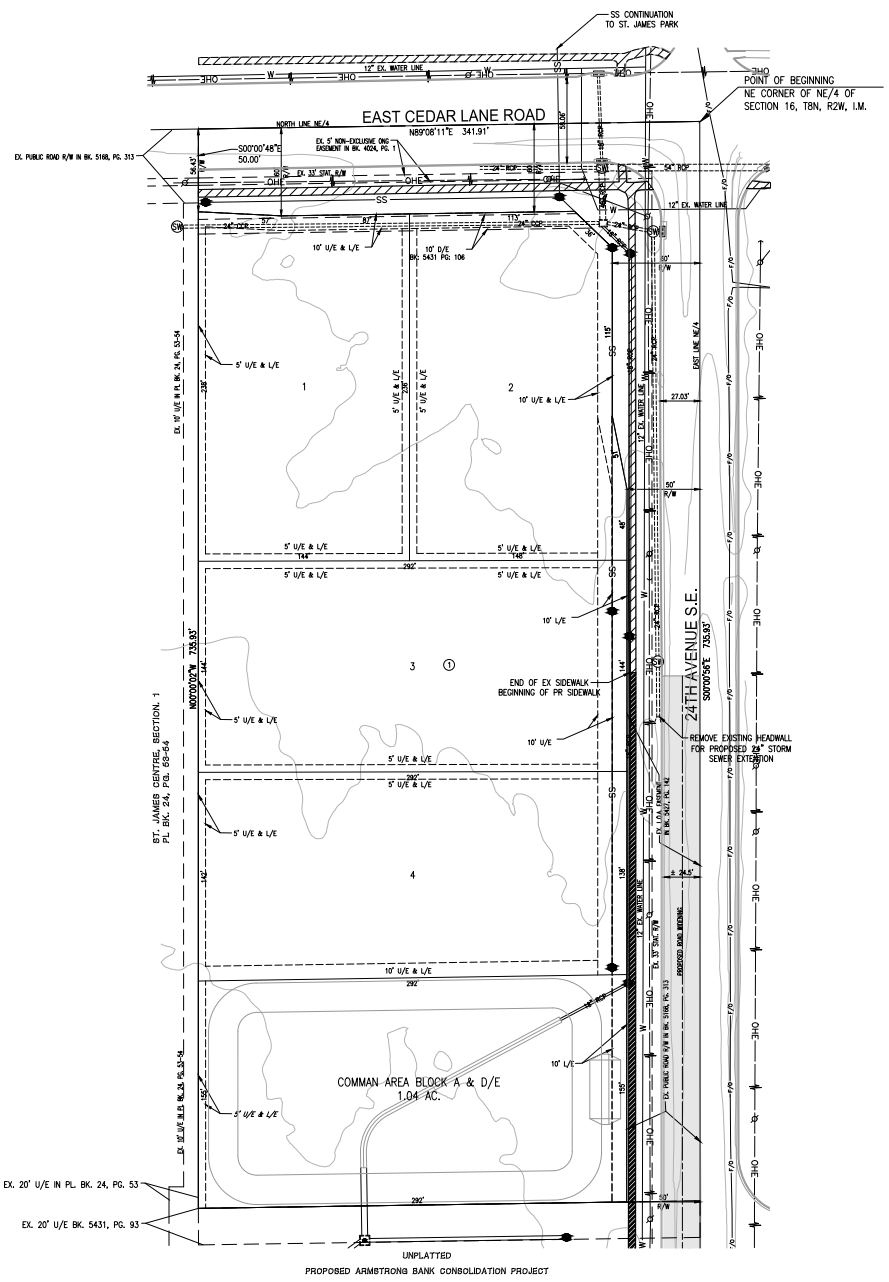
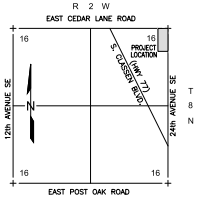
PRELIMINARY PLAT
OF
ST. JAMES CENTRE SECTION 2
A PART OF THE NE/4 OF SECTION 16, T8N -R2W, I.M.,
NORMAN, CLEVELAND COUNTY, OKLAHOMA





LOCATION MAP
SCALE: 1" = 2000'

PROJECT OWNERS AND DEVELOPERS:	ENGINEER:
HERITAGE FINE HOMES INVESTMENTS, LLC 770 W Rock Creek Road, Suite 103 Norman, OK 73069 PH: 405-364-3225 EMAIL: jay@heritagefinehomes.com	CRAFTON, TULL & ASSOCIATES, INC. BRADEN SHAFFER, P.E., CFM 300 POINTE PARKWAY BLVD. YUKON, OK 73099 PH: 405-787-6270 EMAIL: braden.shaffer@craftontull.com
WP LAND, LLC 2731 S. I-35 Service Road Moore, Oklahoma 73160 PH: 405.366.0000 EMAIL: anthony@westpointgroup.com	SURVEYOR: CRAFTON, TULL & ASSOCIATES, INC. LEE ALLEN SCHROEDER, P.S. 300 POINTE PARKWAY BLVD. YUKON, OK 73099 PH: 405-787-6270 EMAIL: lee.schroeder@craftontull.com

NOTES

1. Maintenance of the common areas and islands/medians in public rights-of-way shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas 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.
2. A sidewalk shall be required on each lot and must be installed prior to the issuance of an Occupancy Permit.
3. Sidewalks are the responsibility of the developer and must be installed prior to the issuance of any Occupancy Permits. Arterial sidewalks will be provided in accordance with sidewalk ordinances.
4. All existing and proposed easements tied to lot corners on final plats.
5. Drainage detention is provided by Common Area 'A' for all lots in the site. All maintenance within the drainage detention facility shall be the right, duty and responsibility of the drainage area Property Owner. 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 Drainage Area Property Owner. Officials representing the Public Works Department, shall have the right to enter upon the property for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Public Works Department, Property Owner may construct improvements within the property, provided the improvement does not interfere with the function of the detention facility.
6. All Public Utilities shall be designed in accordance with the City of Norman Standards.
7. All Public Utilities will be in dedicated easements.
8. All Sanitary Sewer Lines to be 8" Dia. unless noted otherwise. Continuation of Sanitary Sewer will be through connection in St. James Park subdivision.
9. All water service and fire hydrant coverage will be provided from existing water mains bordering the property.
10. Fire Hydrants will be located and installed in accordance with the Final Plans and the City of Norman Standards and Specifications.

LEGAL DESCRIPTION

A tract of land situate within the Northeast Quarter (NE/4) of Section Sixteen (16), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.) in Norman, Cleveland County, Oklahoma, described more particularly as follows:

BEGINNING at the Northeast corner of said NE/4; thence
S00°00'56"E along the East line of said NE/4 a distance of 735.93 feet; thence
S89°08'14"W a distance of 342.10 feet; thence
N00°00'02"W a distance of 735.93 feet; thence
N89°08'11"E a distance of 341.91 feet to the POINT OF BEGINNING.

Said tract contains 251,663 Sq Ft or 5.77 Acres, more or less.

LOT COUNT:

COMMERCIAL	4 LOT	3.50 ACRES
COMMON AREA	1 LOT	1.05 ACRES

LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.O.A.	LIMITS OF ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
L/E	LANDSCAPE EASEMENT
SS	SANITARY SEWER
W	WATER LINE

ZONING:

CURRENT:	"C-2" COMMERCIAL
PROPOSED:	"C-2" COMMERCIAL

PRELIMINARY PLAT
ST. JAMES CENTRE SECTION 2

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION: CA 973 EXPIRES 6/30/2026

SHEET NO.: 1 OF 1
DATE: 07/28/2025
PROJECT NO.: 25602700