

# Preliminary Plat of Tecumseh Road Storage

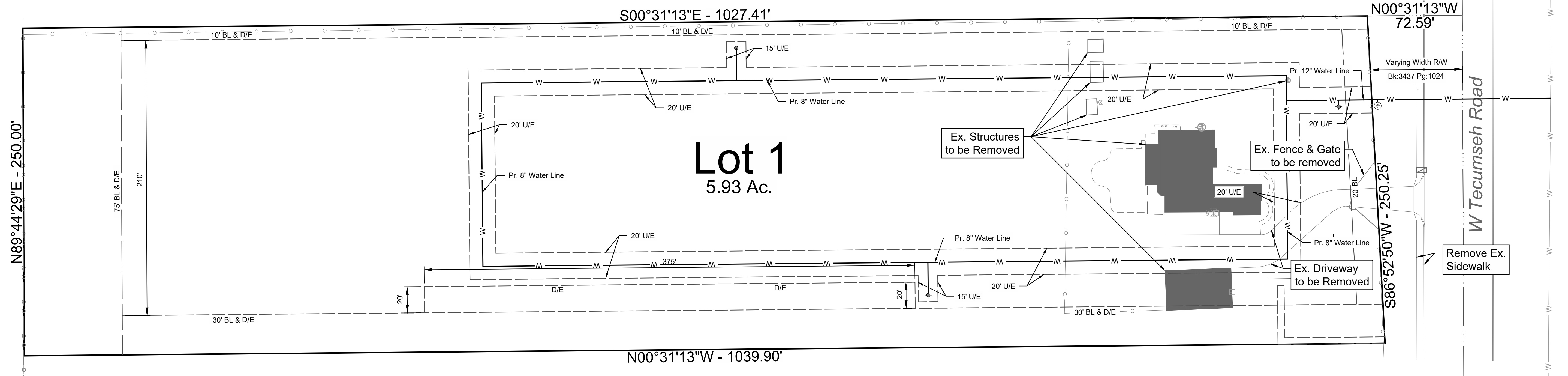
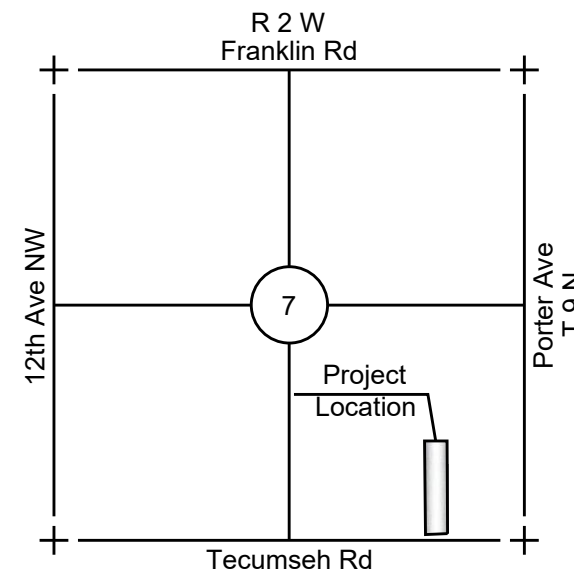
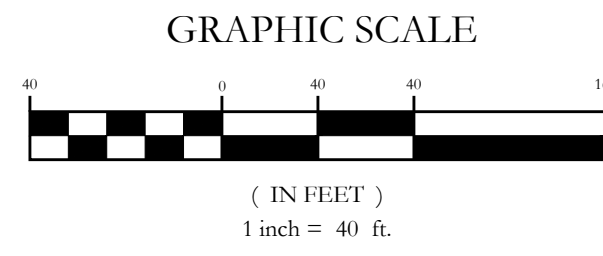
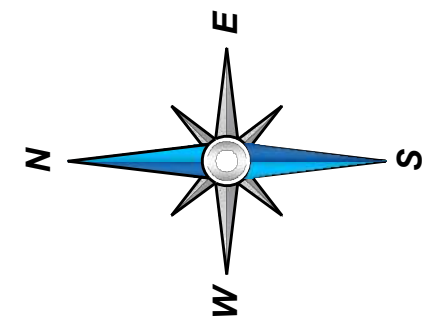
A Planned Unit Development  
A part of the SE/4 of Section 7, T9N, R2W, I.M.  
Norman, Cleveland County, Oklahoma

Received  
3/27/2025

P.O.C.  
FND. MAG NAIL  
SE COR. SE/4, SEC. 7  
T-9-N, R-2-W, I.M.

## Legend & Symbols

- Boundary Line
- Building Limit Line
- Easement Boundary
- Existing Index Contour
- Existing Intermediate Contour
- R/W Right of Way
- U/E Utility Easement
- D/E Drainage Easement
- BL Building Limit



### Legal Description

A tract of land lying in the Southeast Quarter (SE/4) of Section Seven (7), Township Nine (9) North, Range Two (2) West of the I.M., Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4;

Thence South 89°44'29" West along the South line of said SE/4 a distance of 792.00 feet;

Thence North 00°31'13" West a distance of 72.59 feet to the POINT OF BEGINNING, said point being on the North right of way line of Tecumseh Road as described in book 3437, page 1024;

Thence South 86°52'50" West along said North right of way line a distance of 250.26 feet;

Thence North 00°31'13" West a distance of 1039.90 feet to a point on the South line of Block One of Little River Trails, Section 3, a recorded plat to the City of Norman;

Thence North 89°44'29" East along said South line a distance of 250.00 feet;

Thence South 00°31'13" East a distance of 1027.41 feet to the POINT OF BEGINNING;

Said tract contains 258,411 square feet or 5.93 acres, more or less.

### Developer Information

G2 SOK Investments, LLC  
4260 28th Avenue NW  
Norman, OK 73069

### 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 Tecumseh Road Storage; 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.

### Lot Count

Proposed Personal Storage:	1 lots
Total Acres:	5.93

### Notes

- Existing Zoning: A-2 Rural Agricultural
- Proposed Zoning: Planned Unit Development (PUD)
- All public utilities will be in dedicated easements.
- All common areas and drainage easements within this development will be maintained by the owner/ property owners association.
- Refer to drainage report for specific data.
- Vertical Datum Referenced: NAVD 88

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