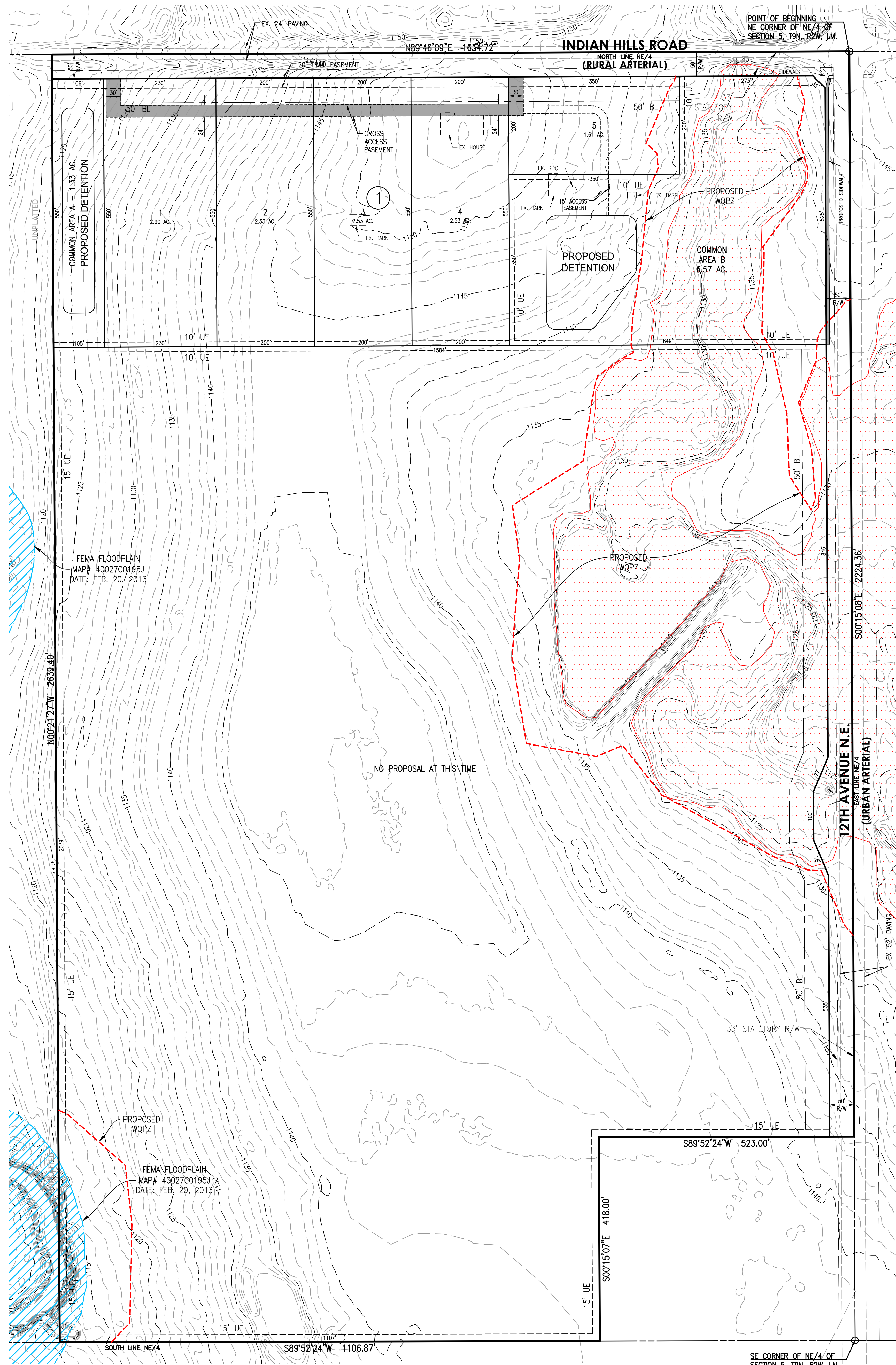
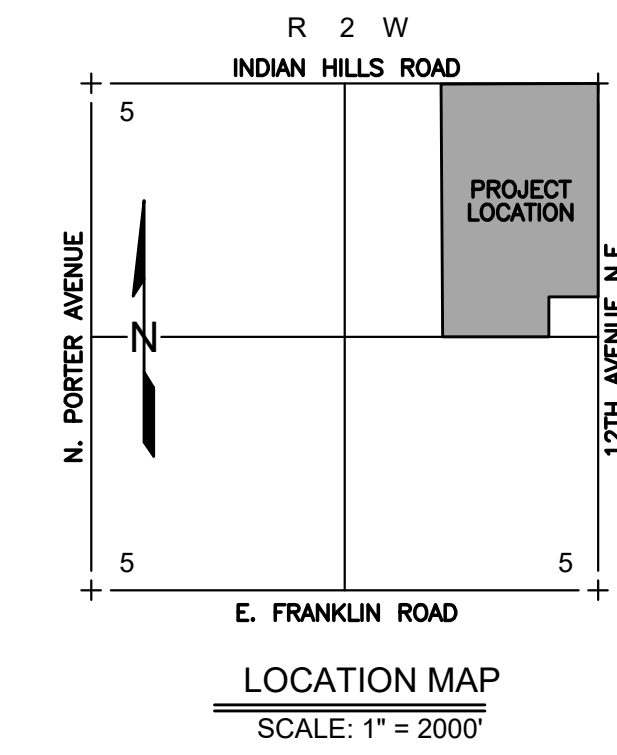
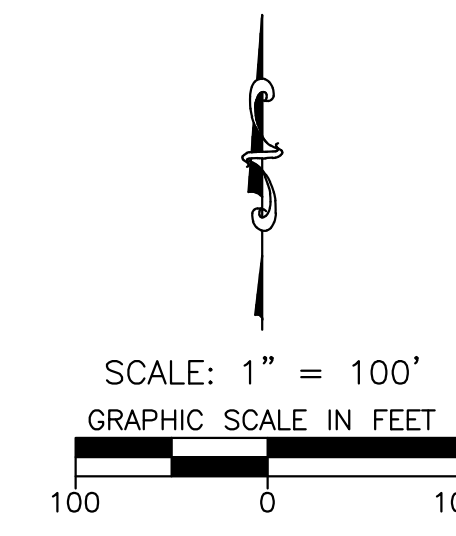


PRELIMINARY PLAT
OF
INDIAN HILLS MARKET
A PART OF THE NE/4 OF SECTION 5, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT COUNT:

COMMERCIAL	5 LOTS
AGRICULTURAL	1 LOT
TOTAL ACRES	93.94

- NOTES**
- EXISTING ZONING IS A-2. PROPOSED ZONING IS A-2 AND CR.
 - ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
 - FRONT YARD BUILDING LINE SETBACKS ARE 50'. SIDE YARD BUILDING LINE SETBACKS ARE 25'.
 - ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 - REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
 - COMMON AREAS WILL ALSO BE DRAINAGE EASEMENTS.
 - PROJECT WILL UTILIZE PRIVATE WATER WELLS AND PRIVATE ON-SITE SEWAGE TREATMENT SYSTEMS.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION INSIDE THE WOPZ EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH A DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(E) OF THE NORMAN CITY CODE.
 - ANY WOPZ SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF AREAS.

LEGAL DESCRIPTION

A tract of land situated within the Northeast Quarter (NE/4) of Section Five (5), Township Nine North (T9N), Range Two West (R2W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said NE/4; thence

S00°15'08"E along the East line of said NE/4 a distance of 2224.36 feet; thence

S89°52'24"W a distance of 523.00 feet; thence

S00°15'07"E a distance of 418.00 feet; thence

S89°52'24"W along the South line of said NE/4 a distance of 1106.87 feet; thence

N00°21'27"W a distance of 2639.40 feet; thence

N89°46'09"E along the North line of said NE/4 a distance of 1634.72 feet to the POINT OF BEGINNING.

Said tract contains 4,092,070 Sq Ft or 93.94 Acres, more or less.

LEGEND

BL	BUILDING LIMIT LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SE	SIDEWALK EASEMENT (3')
PE	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA
(Dotted Area)	STREAM PLANNING CORRIDOR
(Dashed Line)	PER CITY MAPPING

COMMON AREAS:

C/A 'A'	1.33 ACRES
C/A 'B'	6.57 ACRES
TOTAL C/A (SITE)	7.90 ACRES

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 plot of Indian Hills Market; 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.

OWNER/DEVELOPER
SHAZ INVESTMENT GROUP, LLC
2252 N. BROADWAY
MORFEE, OK 73160
PH: 405.692.2222

INDIAN HILLS MARKET- PRELIMINARY PLAT

300 Pointe Parkway Blvd.
Tulsa, Oklahoma 74099

Crafton Tull
architecture | engineering | surveying
405.787.6271 | 405.787.6276
www.craftontull.com

SHEET NO.: 1 OF 2
DATE: 08/07/23
PROJECT NO.: 23600800

DRAWN BY: SHAZ INVESTMENT GROUP, LLC; CHECKED BY: SHAZ INVESTMENT GROUP, LLC; DATE: 08/07/23