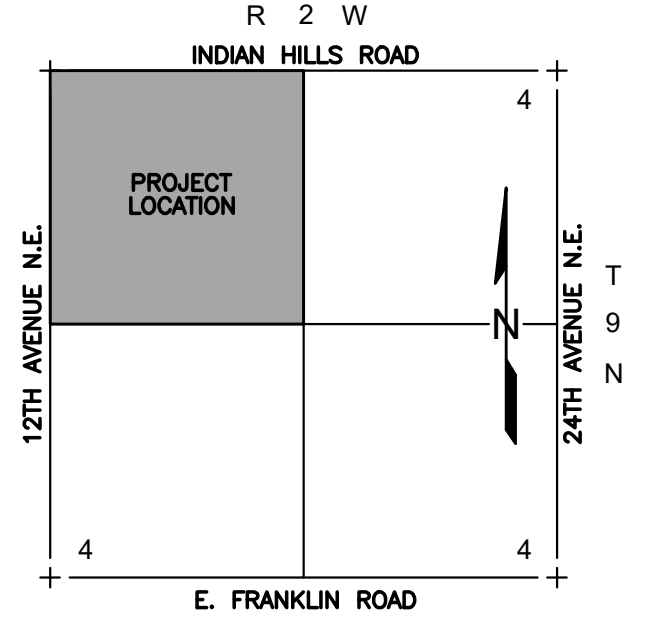
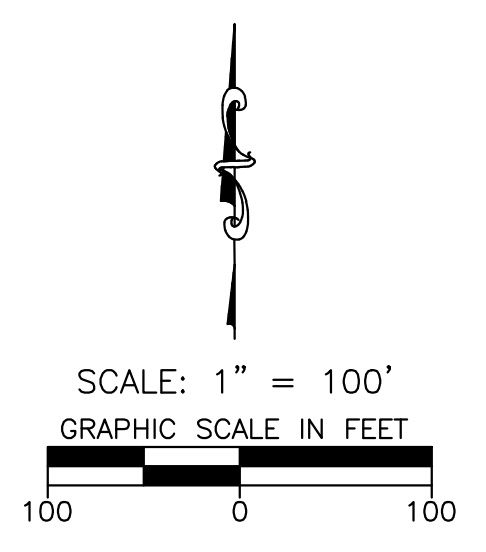


PRELIMINARY PLAT  
OF  
**THE SHOPPES AT INDIAN HILLS**  
A PART OF THE NW/4 OF  
SECTION 4, T9N, R2W, I.M.  
NORMAN, CLEVELAND COUNTY,  
OKLAHOMA



LOCATION MAP  
SCALE: 1" = 2000'



| LINE # | LENGTH  | DIRECTION   |
|--------|---------|-------------|
| L1     | 103.14' | N75°33'54"E |
| L2     | 40.00'  | N00°15'08"W |

| LOT COUNT:   |        |
|--------------|--------|
| COMMERCIAL   | 7 LOTS |
| AGRICULTURAL | 1 LOT  |
| TOTAL ACRES  | 156.91 |

- 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(C) 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 Northwest Quarter (NW/4) of Section Four (4), Township Nine North (T9N), Range Two West (R2W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; thence N89°59'22"E along the North line of said NW/4 a distance of 150.00 feet to the POINT OF BEGINNING; thence continuing

N89°59'22"E along said North line a distance of 2490.55 feet; thence S00°13'11"E along the East line of said NW/4 a distance of 2643.68 feet; thence N89°59'22"E along the South line of said NW/4 a distance of 2589.05 feet; thence N00°15'08"W a distance of 927.07 feet; thence N38°24'28"E a distance of 64.03 feet; thence N00°15'08"W a distance of 50.00 feet; thence N22°03'13"W a distance of 107.70 feet; thence N00°15'08"W a distance of 1450.00 feet; thence N75°33'54"E a distance of 103.14 feet; thence N00°15'08"W a distance of 40.00 feet to the POINT OF BEGINNING.

Said tract contains 6,835,100 Sq Ft or 156.91 Acres, more or less.

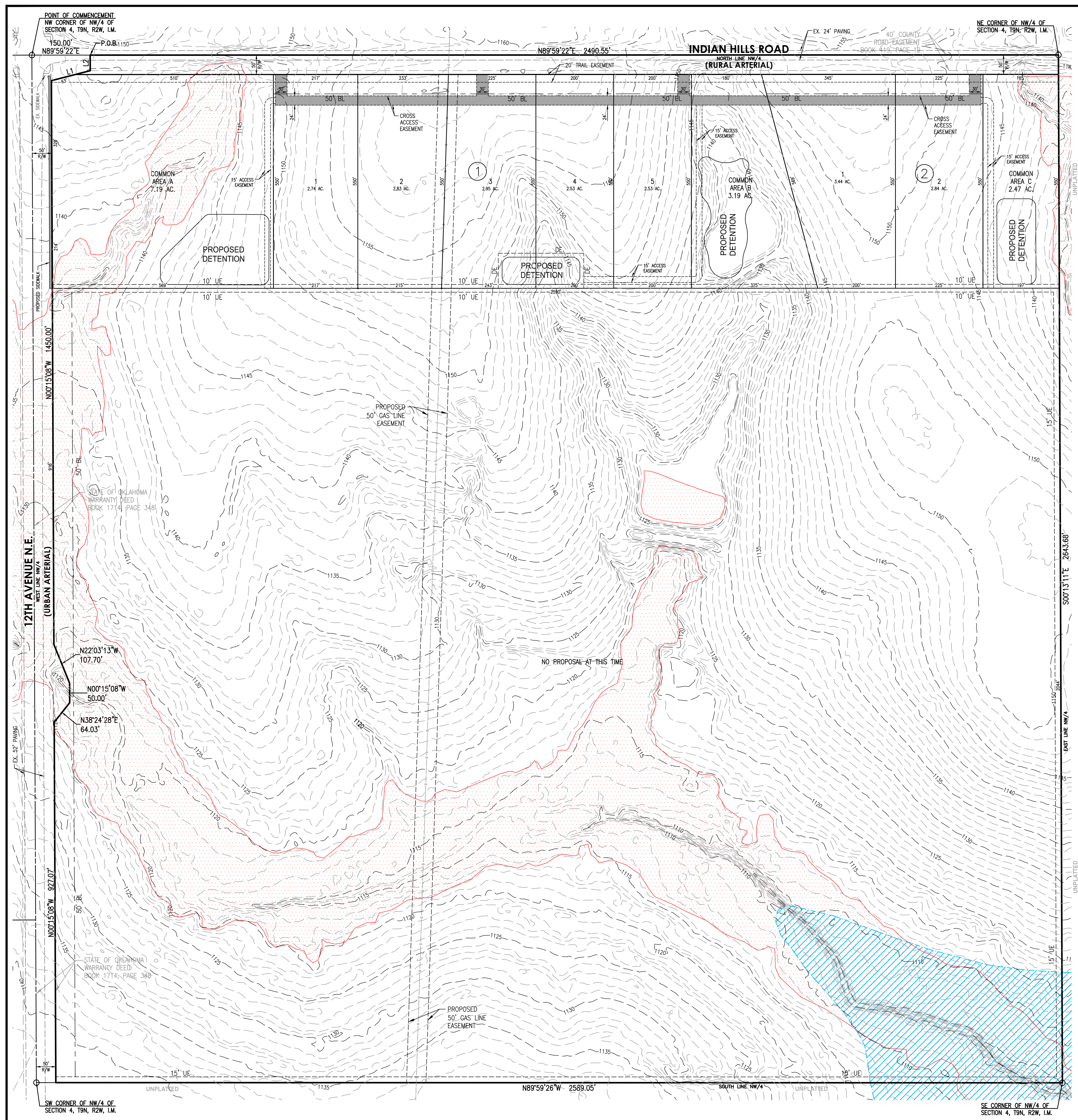
THE SHOPPES AT INDIAN HILLS- PRELIMINARY PLAT

300 Pointe Parkway Blvd.  
Tulsa, Oklahoma 74309

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

OWNER/DEVELOPER  
SHAZ INVESTMENT GROUP, LLC  
2232 N. BROADWAY  
MOORE, OK 73160  
PH: 405.692.2222

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



**LEGEND**

|               |   |
|---------------|---|
| BL            | BUILDING LIMIT LINE                       |
| PDE           | PRIVATE 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 PER CITY MAPPING |

**COMMON AREAS:**

|                  |             |
|------------------|-------------|
| C/A A'           | 7.19 ACRES  |
| C/A B'           | 3.19 ACRES  |
| C/A C'           | 2.47 ACRES  |
| TOTAL C/A (SITE) | 12.85 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 The Shoppes at Indian Hills; 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.

DRAWN BY: [Name] CHECKED BY: [Name] DATE: 08/07/23