

# CONTACT LIST

OWNER  
P2H HOLDINGS, LLC  
ATTN: JAMES PARKER  
EMAIL: james@p2h.com

CO. FLESKE COMMERCIAL  
ATTN: ERIC FLESKE  
EMAIL: eric@fleske.com  
PHONE: 405.701.3505

CIVIL ENGINEER  
CEDAR CREEK, INC.  
P.O. BOX 14534  
OKLAHOMA CITY, OK 73113  
OK CA 5964  
EXP. 06.30.26  
CONTACT: JASON EMMETT, P.E.  
PHONE: 405.456.4522

SURVEYOR  
GOLDEN LAND SURVEYING  
OK CA 7203  
EXP. 06.30.20  
7304 NW 164th ST., SUITE #5  
EDMUND, OK 73110  
PHONE: (405) 802-7883

DATE PREPARED: 06.19.25

# SITE DATA

TOTAL ACREAGE: 2.75 ACRES  
TOTAL LOTS: 1

# ZONING

CURRENT ZONING: C-2  
PROPOSED ZONING: SPUD

# LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FIRE LANE STRIPING
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- SANITARY SEWER
- WATERLINE
- BEYCHMARK
- FIRE HYDRANT
- WATER VALVE
- EX. WATER METER PIT
- EX. WATER METER
- PROP. WATER METER
- EX. SPRINKLER VALVE
- EX. AUTO SPRINKLER
- EX. ELECT. PEDESTAL
- EX. ELECT. TRANSFORMER
- EX. ELECT. METER
- PROP. ELECT. METER
- EX. AIR CONDITIONER
- EX. SIGNAGE
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. BOLLARD
- PROP. INLETS (SEE GRADING PLAN FOR TYPE)
- VERTICAL SEPARATION REQUIREMENT
- EX. POWER POLE
- PROP. POWER POLE
- EX. TELEPHONE PED.
- EX. TELEPHONE MANHOLE
- EX. TRAFFIC SIGNAL LIGHT
- EX. TRAFFIC CONTROL BOX
- EX. FLAG POLE
- EX. YARD LIGHT
- EX. GREASE TRAP
- EX. SS MANHOLE
- PROP. SS MANHOLE
- EX. GAS METER
- PROP. GAS METER
- EX. ELECT. MANHOLE
- EX. STORM MANHOLE

# BENCHMARK DATA

BENCHMARK #1	BENCHMARK #3	BENCHMARK #5
DESC. MAG NAIL	DESC. MAG NAIL	DESC. 1/2" I.P.
N 675352.342	N 675206.540	N 675206.501
E 2141617.106	E 2141813.179	E 2141135.944
Z 11441.711	Z 11440.862	Z 11440.626
BENCHMARK #2	BENCHMARK #4	
DESC. MAG NAIL	DESC. MAG NAIL	
N 675169.511	N 674722.162	
E 2141616.831	E 2141580.607	
Z 11441.128	Z 11441.735	

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

# 2880 CLASSEN BLVD. A SIMPLE PLANNED UNIT DEVELOPMENT PRELIMINARY PLAT (REPLAT OF MONROE ADDITION) BEING A PART OF THE NW1/4 OF SECTION 9, T-8-N, R-2-W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

# LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN (BELOW) IS SITUATED IN THE COUNTY OF CLEVELAND, STATE OF OKLAHOMA, AND IS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 8857, PAGE 281 ON APRIL 23, 2024, IN THE RECORDS OF CLEVELAND COUNTY, OKLAHOMA, AS FOLLOWS, TO-WIT:

TRACT 1:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE RHODE MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 9;

THENCE NORTH 89°14'30" EAST A DISTANCE OF 7.65 FEET TO THE RIGHT-OF-WAY LINE OF THE AT & SF RAILROAD;

THENCE SOUTH 27°44'11" EAST A DISTANCE OF 1188.06 FEET FOR A POINT OF BEGINNING;

THENCE NORTH 56°43'32" EAST A DISTANCE OF 341.15 FEET TO THE RIGHT-OF-WAY LINE OF STATE HIGHWAY 100.77;

THENCE SOUTH 27°35'11" EAST A DISTANCE OF 138.30 FEET;

THENCE SOUTH 48°17'14" WEST A DISTANCE OF 340.55 FEET;

THENCE NORTH 27°44'11" WEST A DISTANCE OF 189.80 FEET TO THE POINT OF BEGINNING;

AND

TRACT 2:

LOT ONE (1), IN BLOCK ONE (1) OF MONROE ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

CONTAINING 120,133.60 FT. OR 2.7579 ACRES, MORE OR LESS.

BASIS OF BEARING: SOUTH 27°39'11" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY FOR OKLAHOMA STATE PLATE GRID SOUTH.



SCALE: 1"=40'



NOT TO SCALE

**CEDAR CREEK**  
ENGINEERING • PLANNING • CONSULTING  
P.O. Box 14534 Oklahoma City, OK 73113  
405-776-2385  
www.cedarcreekinc.com