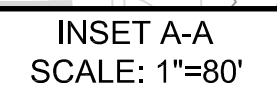
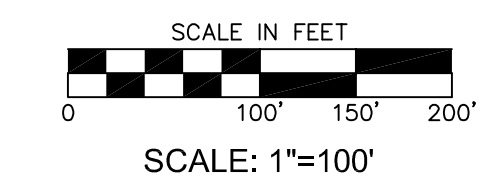


BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(h) OF THE NORMAN CITY CODE

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS

OWNER
TULL COMMERCIAL PROPERTIES, LLC
ATTN: CAMERON TULL
EMAIL: cameron.tull@gmail.com
C/O: FLESKE COMMERCIAL
ATTN: ERIC FLESKE
EMAIL: eric@fleskeholding.com
PHONE: 405.701.3505

CIVIL ENGINEER
CEDAR CREEK INC.
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
OK CA 5864
EXP. 06.30.26
CONTACT: JASON EMMETT, P.E.
PHONE: 405.406.4622

SURVEYOR
GOLDEN LAND SURVEYING
OK CA 7263
EXP. 06.30.26
7304 NW 164th ST., SUITE #5
EDMOND, OK 73103
PHONE: (405) 802-7883

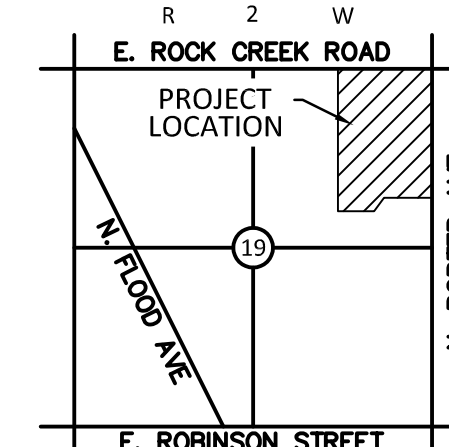
DATE PREPARED: 09.05.25

TOTAL ACREAGE: 69.68 ACRES

TOTAL LOTS: 11

CURRENT ZONING: C-2, A-2 & RM-6
PROPOSED ZONING: PUD

LOCATION MAP:



 NOT TO SCALE

BENCHMARK #1 DESC: MAG NAIL N:697074.860 E:2135315.051 Z:1181.203	BENCHMARK #3 DESC: MAG NAIL N:697128.427 E:2135373.076 Z:1175.499
BENCHMARK #2 DESC: MAG NAIL N:696489.165 E:2135321.058 Z:1182.542	BENCHMARK #4 DESC: MAG NAIL N:695185.807 E:2135396.930 Z:1187.558

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 IN THE PLAT OF 2200 N. PORTER AVENUE, 1/4 SECTION 36, T10N, R10E, S4E, NEGLIGENT OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES, AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER. CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER. THE OFFICIALS OF THE CITY OF DENVER, FIRE 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 THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THAT THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

----	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
●	BENCHMARK

- | | | | |
|---|--|--|--------------------------|
|  | FIRE HYDRANT |  | EX. POWER POLE |
|  | WATER VALVE |  | PROP. POWER POLE |
|  | EX. WATER METER PIT |  | EX. TELEPHONE PED. |
|  | EX. WATER METER |  | EX. TRAFFIC SIGNAL LIGHT |
|  | EX. SPRINKLER VALVE |  | EX. TRAFFIC CONTROL BOX |
|  | EX. AUTO SPRINKLER |  | EX. FLAG POLE |
|  | EX. ELECT. PEDESTAL |  | EX. YARD LIGHT |
|  | EX. ELECT. TRANSFORMER |  | EX. GREASE TRAP |
|  | EX. ELECT. METER |  | EX. SS MANHOLE |
|  | PROP. ELECT. METER |  | PROP. SS MANHOLE |
|  | EX. AIR CONDITIONER |  | EX. GAS METER |
|  | EX. SIGNAGE |  | PROP. GAS METER |
|  | EX. LIGHT POLE |  | EX. ELECT. MANHOLE |
|  | PROP. LIGHT POLE |  | EX. STORM MANHOLE |
|  | EX. BOLLARD | | |
|  | PROP. INLETS (SEE GRADING PLAN FOR TYPE) | | |
|  | VERTICAL SEPARATION REQUIREMENT | | |
|  | WQPZ EASEMENT AREA | | |
|  | EX. POND EDGE | | |

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 0°00'42" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 0°04'00" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

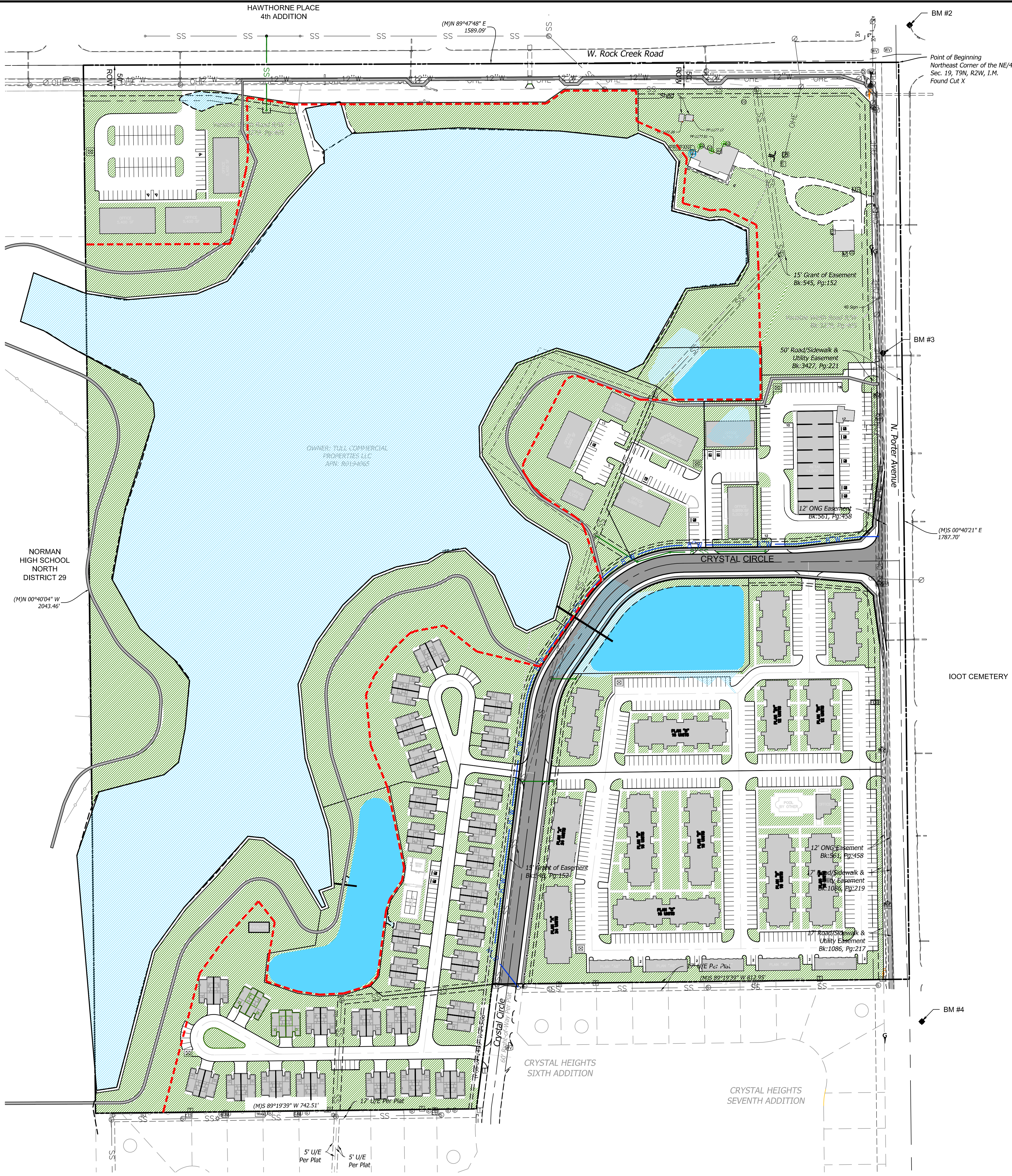
BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE
SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

NOTE: AT THE TIME OF DEVELOPMENT,
ALL PROPOSED STRUCTURES SHALL
HAVE ADEQUATE FIRE PROTECTION PER
THE CITY OF NORMAN FIRE
DEPARTMENT.



2200 N. PORTER AVENUE A PLANNED UNIT DEVELOPMENT PRELIMINARY GREENSPACE PLAN

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGEND

- | | | | |
|-----|-----------------------------------|-----|--|
| --- | BOUNDARY LINE | --- | EX. POWER POLE |
| --- | RIGHT OF WAY LINE | --- | PROP. POWER POLE |
| --- | EASEMENT LINE | --- | EX. TELEPHONE PED. |
| --- | EXISTING CONCRETE CURB AND GUTTER | --- | EX. TELEPHONE MANHOLE |
| --- | PROPOSED CONCRETE CURB AND GUTTER | --- | EX. TRAFFIC SIGNAL LIGHT |
| --- | PROPOSED FIRE LANE STRIPING | --- | EX. TRAFFIC CONTROL BOX |
| --- | OHE OVERHEAD ELECTRIC | --- | EX. FLAG POLE |
| --- | UGE UNDERGROUND ELECTRIC | --- | EX. YARD LIGHT |
| --- | GAS GAS LINE | --- | EX. GREASE TRAP |
| --- | UGT UNDERGROUND TELEPHONE | --- | EX. SS MANHOLE |
| --- | FO UNDERGROUND FIBER OPTIC | --- | PROP. SS MANHOLE |
| --- | SS SANITARY SEWER | --- | EX. GAS METER |
| --- | 8"W WATERLINE | --- | PROP. GAS METER |
| ● | BENCHMARK | --- | EX. ELECT. MANHOLE |
| --- | | --- | EX. STORM MANHOLE |
| --- | | --- | PROP. LIGHT POLE |
| --- | | --- | EX. BOLLARD |
| --- | | --- | PROP. INLETS (SEE GRADING PLAN FOR TYPE) |
| --- | | --- | WQPZ EASEMENT AREA |

BENCHMARK DATA

BENCHMARK #1 DESC: MAG NAIL N:697074.860 E:2133515.051 Z:1181.203	BENCHMARK #3 DESC: MAG NAIL N:697128.427 E:2135373.076 Z:1175.499
BENCHMARK #2 DESC: MAG NAIL N:696489.165 E:2135321.058 Z:1182.542	BENCHMARK #4 DESC: MAG NAIL N:695185.807 E:2135396.930 Z:1187.558

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

CONTACT LIST

OWNER
TULL COMMERCIAL PROPERTIES, LLC
ATTN: CAMERON TULL
EMAIL: cameron.tull@gmail.com
C/O: FLESKE COMMERCIAL
ATTN: ERIC FLESKE
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GOLDEN LAND SURVEYING
OK CA 7263
EXP. 06.30.26
7304 NW 164th ST., SUITE #5
EDMOND, OK 73103
PHONE: (405) 802-7883

DATE PREPARED: 09.05.25

ZONING

CURRENT ZONING: C-2, A-2 & RM-6
PROPOSED ZONING: PUD

SITE DATA

TOTAL ACREAGE: 69.68 ACRES (3,035,533.23 SF)
TOTAL LOTS: 11
IMPERVIOUS AREA: 1,989,564.86 SF (65.54%)
PERVIOUS AREA (OPEN SPACE): 1,045,968.37 SF (34.46%)

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

FIRE PROTECTION COVERAGE

NOTE: AT THE TIME OF DEVELOPMENT, ALL PROPOSED STRUCTURES SHALL HAVE ADEQUATE FIRE PROTECTION PER THE CITY OF NORMAN FIRE DEPARTMENT.

(WQPZ) WATER QUALITY PROTECTION ZONE

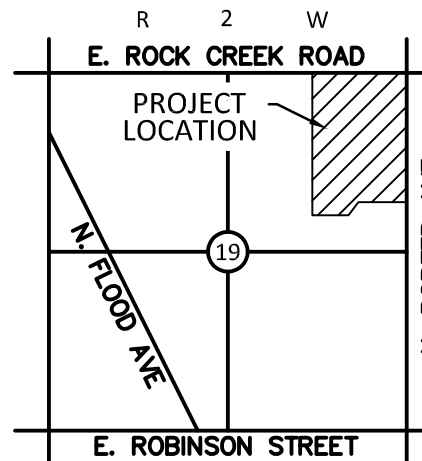
NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(h) OF THE NORMAN CITY CODE

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS

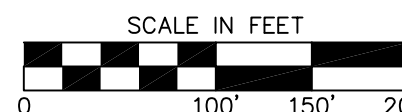
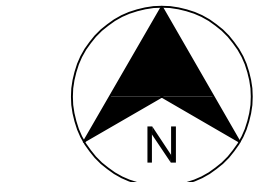
STORM DRAINAGE DETENTION EASEMENT

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 IN THE PLAT OF 2200 N. PORTER AVENUE. 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 ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

LOCATION MAP:



NOT TO SCALE



SCALE: 1"=100'

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

	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
	BENCHMARK

- | | | | |
|---|--|--|--------------------------|
|  | FIRE HYDRANT |  | EX. POWER POLE |
|  | WATER VALVE |  | PROP. POWER POLE |
|  | EX. WATER METER PIT |  | EX. TELEPHONE PED. |
|  | EX. WATER METER |  | EX. TELEPHONE MANHOLE |
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|  | EX. SIGNAGE |  | PROP. GAS METER |
|  | EX. LIGHT POLE |  | EX. ELECT. MANHOLE |
|  | PROP. LIGHT POLE |  | EX. STORM MANHOLE |
|  | EX. BOLLARD | | |
|  | PROP. INLETS (SEE GRADING PLAN FOR TYPE) | | |
|  | VERTICAL SEPARATION REQUIREMENT | | |

BENCHMARK #1	BENCHMARK #3
DESC: MAG NAIL	DESC: MAG NAIL
N:697074.860	N:697128.427
E:2133515.051	E:2135373.076
Z:1181.203	Z:1175.499
BENCHMARK #2	BENCHMARK #4
DESC: MAG NAIL	DESC: MAG NAIL
N:696489.165	N:695185.807
E:2135321.058	E:2135396.930
Z:1182.542	Z:1187.558

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

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A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

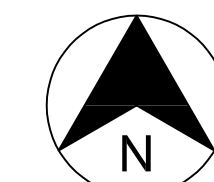
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BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE
SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

TOTAL OCCUPANTS: 637.2 PERSONS

TOTAL PRIVATE PARK REQUIRED: 3.18 ACRES

TOTAL PRIVATE PARK PROVIDED: 3.22 ACRES

 PRIVATE PARK AREA

SCALE IN FEET

0 100' 150' 200'

SCALE: 1"=100'



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www.cedarcreekinc.com