

2200 N. PORTER AVENUE A PLANNED UNIT DEVELOPMENT PRELIMINARY PLAT

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
---	W WATERLINE	⊗	PROP. GAS METER
●	BENCHMARK	⊗	EX. ELECT. MANHOLE
⊗	FIRE HYDRANT	⊗	EX. STORM MANHOLE
⊗	WATER VALVE	⊗	EX. BOLLARD
⊗	EX. WATER METER PIT	⊗	PROP. INLETS (SEE GRADING PLAN FOR TYPE)
⊗	EX. WATER METER	⊗	VERTICAL SEPARATION REQUIREMENT
⊗	PROP. WATER METER	⊗	EX. POND EDGE
⊗	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	⊗	

BENCHMARK DATA

BENCHMARK #1	BENCHMARK #3
DESC: MAG NAIL N:697074.860 E:2133515.051 Z:1181.203	DESC: MAG NAIL N:697128.427 E:2135373.076 Z:1175.499
BENCHMARK #2	BENCHMARK #4
DESC: MAG NAIL N:696489.165 E:2135321.058 Z:1182.542	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
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: 08.21.25

SITE DATA

TOTAL ACREAGE: 69.68 ACRES
TOTAL LOTS: 11

ZONING

CURRENT ZONING: C-R & RM-6
PROPOSED ZONING: PUD

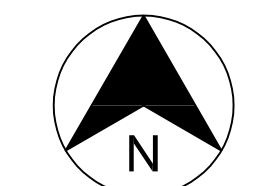
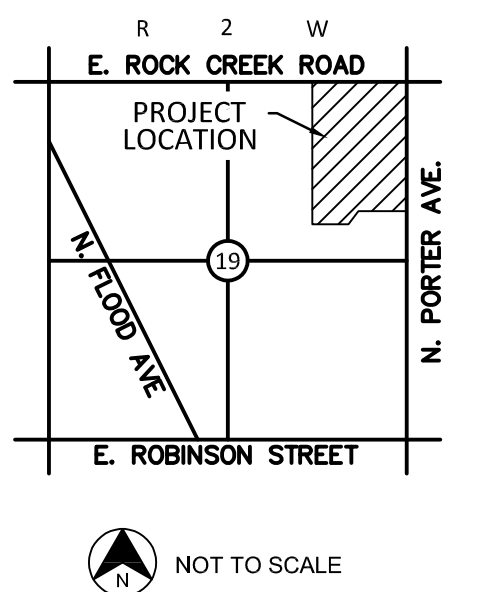
LEGAL DESCRIPTION

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.

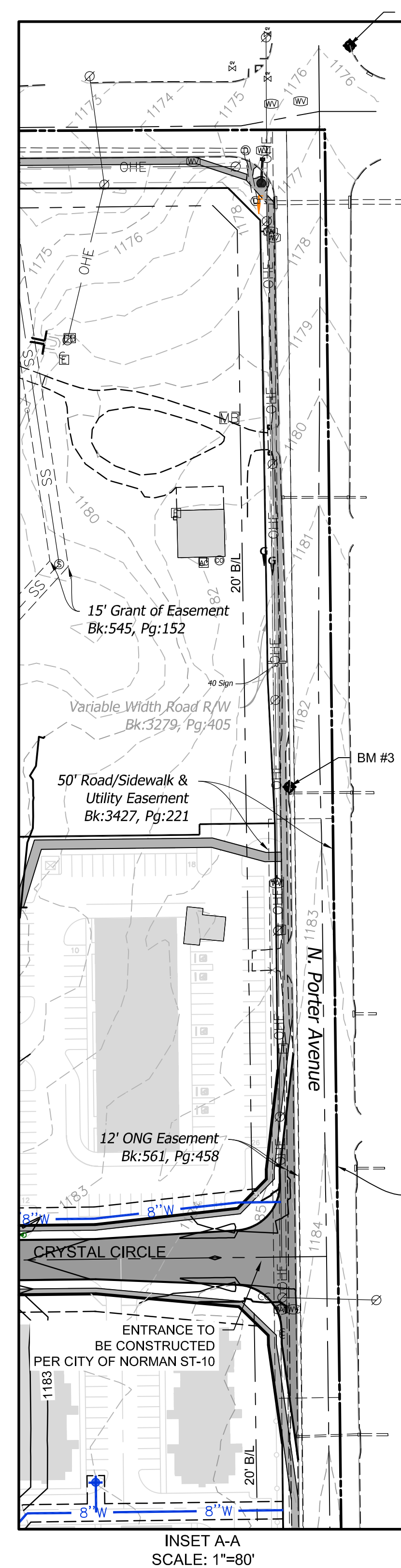
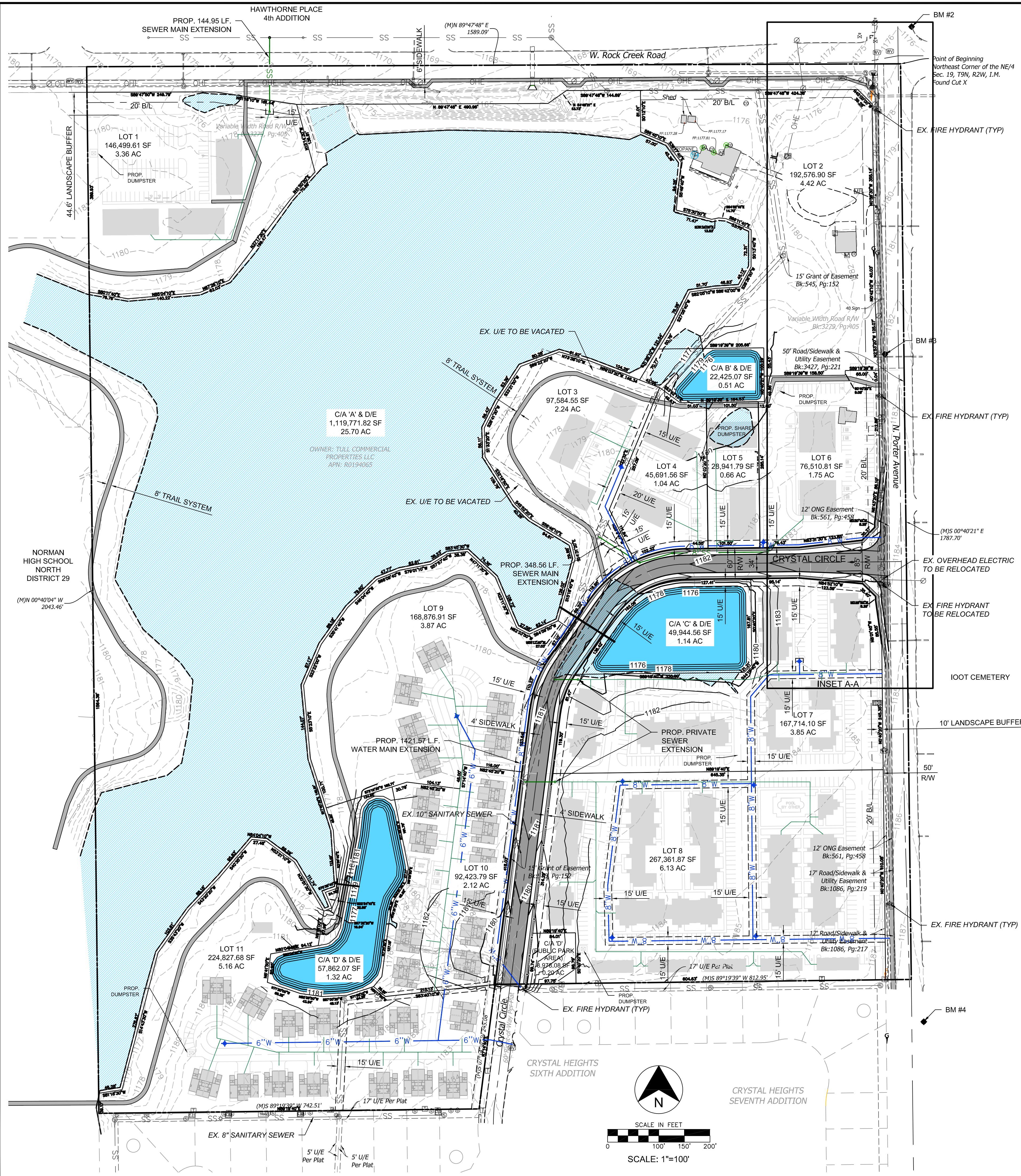
LOCATION MAP:



SCALE IN FEET
0 100' 150' 200'
SCALE: 1"=100'

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

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PROPOSED ZONING: PUD

LEGEND

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| --- OHE OVERHEAD ELECTRIC | --- UGE UNDERGROUND ELECTRIC |
| --- GAS GAS LINE | --- UGT UNDERGROUND TELEPHONE |
| --- FO UNDERGROUND FIBER OPTIC | --- SS SANITARY SEWER |
| --- 8"W WATERLINE | --- BENCHMARK |
-
- | | |
|--|----------------------------|
| ⊕ FIRE HYDRANT | ⊕ EX. POWER POLE |
| ⊕ WATER VALVE | ⊕ PROP. POWER POLE |
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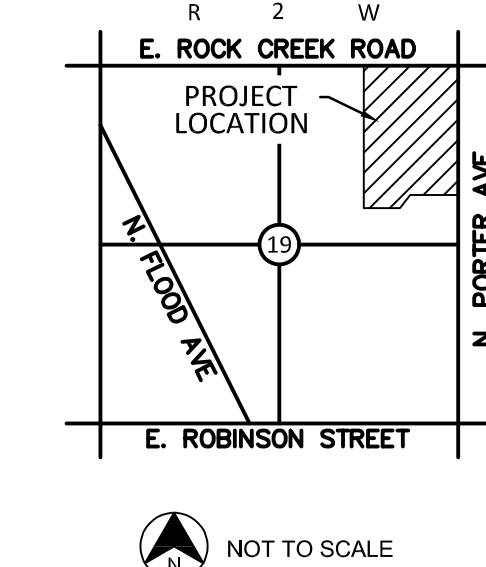
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LOCATION MAP:



BENCHMARK DATA

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	GAS LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND FIBER OPTIC
	SANITARY SEWER
	WATERLINE
	BENCHMARK

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

