2880 CLASSEN BLVD.
A SIMPLE PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT
(REPLAT OF MONROE ADDITION)

BEING A PART OF THE NW/4 OF SECTION 9, T-8-N, R-2-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

CONTACT LIST

OWNER
P2H HOLDINGS, LLC
ATTN: JAMES PARKER
EMAIL: jamesleathparker@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 5894
EXP. 06.30.26
CONTACT: JASON EMMETT, P.E.
PHONE: 405.406.4622

SURVEYOR
GOLDEN LAND SURVEYING
OK CA 7263
EXP. 06.30.20
7304 NW 164th ST., SUITE #5
EDMOND, OK 73103
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

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 6657, PAGE 261 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 INDIAN 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 NO. 77;

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

THENCE SOUTH 48°17'14" WEST A DISTANCE OF 349.55 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 120,133SQ. FT. OR 2.7579 ACRES, MORE OR LESS.

BASIS OF BEARING: SOUTH 27°35'11" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FIRE LANE STRIPING
- 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
- 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
- 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
- PROP. INLETS (SEE GRADING PLAN FOR TYPE)
- VERTICAL SEPARATION REQUIREMENT

BENCHMARK DATA

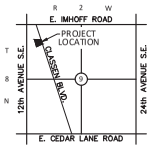
BENCHMARK #1 DESC: MAG NAIL N:675352.342 E:2141617.106 Z:1141.711	BENCHMARK #3 DESC: MAG NAIL N:675014.540 E:2141813.179 Z:1140.862	BENCMARK #5 DESC: 1/2" I.P. N:675206.801 E:2141135.944 Z:1144.928
BENCMARK #2 DESC: MAG NAIL N:675169.511 E:2141638.831 Z:1141.128	BENCHMARK #4 DESC: MAG NAIL N:674722.162 E:2141590.607 Z:1141.735	

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

N

SCALE IN FEET
0 40' 60' 80'
SCALE: 1"=40'

LOCATION MAP:



NOT TO SCALE

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