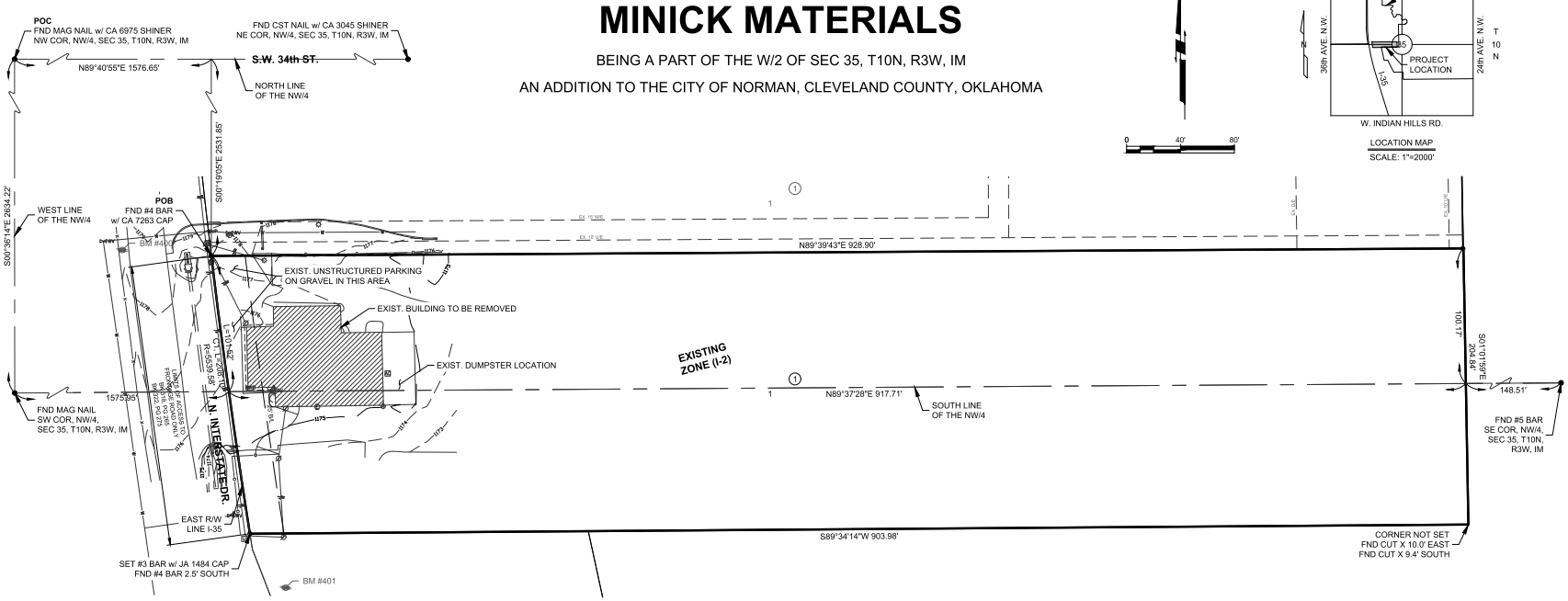
PRELIMINARY PLAT

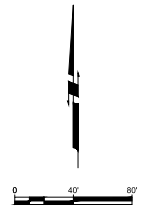
of

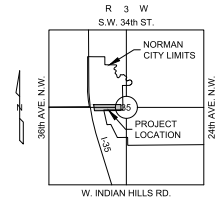
MINICK MATERIALS

BEING A PART OF THE W/2 OF SEC 35, T10N, R3W, IM

AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA







LOCATION MAP

SCALE: 1"=2000'

HORIZONTAL DATUM: NAD83
OKLAHOMA STATE PLANE SOUTH
VERTICAL DATUM: NAVD88

BENCHMARKS BY JOHNSON & ASSOCIATES
SET ON/AROUND SITE:

BENCHMARK # 400
NORTHING: 715511.6806
EASTING: 2120865.9853
ELEVATION: 1178.3902
DESCRIPTION: APPROXIMATELY 50' WEST OF A POWER POLE, 20' SOUTHEAST OF WATER VALVE, 2,455' SOUTH AND 50' EAST OF THE INTERSECTION OF THE NORTHBOUND SERVICE ROAD OF I-35 AND THE OVERPASS OF SW 34TH STREET. LOCATED ON WEST SIDE OF ROAD.
OBJECT: #4 BAR WITH J&A CONTROL CAP

BENCHMARK # 401
NORTHING: 715261.1788
EASTING: 2120987.1235
ELEVATION: 1171.7404
DESCRIPTION: APPROXIMATELY 15' OF A BRICK MAIL BOX ON THE SOUTH SIDE OF DRIVE, 2,405' SOUTH AND 171' EAST OF THE INTERSECTION OF THE NORTHBOUND SERVICE ROAD OF I-35 AND THE OVERPASS OF SW 34TH STEET. LOCATED ON SOUTH SIDE OF A POWER POLE.
OBJECT: #4 BAR WITH J&A CONTROL CAP

BENCHMARK # 402
NORTHING: 715881.1605
EASTING: 2120908.4756
ELEVATION: 1183.1094
DESCRIPTION: APPROXIMATELY 10' EAST OF WATER VENT PIPE ON SOUTH SIDE OF DRIVE. 2,086' SOUTH AND 92' EAST OF THE INTERSECTION OF THE NORTHBOUND SERVICE ROAD OF I-35 AND THE OVERPASS OF SW 34TH STEET.
OBJECT: #4 BAR WITH J&A CONTROL CAP

PROPERTY DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) and Southwest Quarter (SW/4) of Section Thirty-five (35), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said NW/4;

THENCE North 89°40'55" East, along and with the North line of said NW/4, a distance of 1,576.65 feet;

THENCE South 00°19'05" East, departing said North line, a distance of 2,531.85 feet to the Southwest (SW) Corner of the plat EVANS ENTERPRISES ADDITION recorded in Book PL24, Page 188-189, said corner being the POINT OF BEGINNING;

THENCE North 89°39'43" East, along and with the South line of said plat EVANS ENTERPRISES ADDITION extended, a distance of 928.90 feet to a point on the boundary line of the Moore Wastewater Pollution Control Facility as described in Boundary Survey recorded in Book 4685, Page 753;

THENCE South 01°01'59" East, along and with the boundary line of said Moore Wastewater Pollution Control Facility, a distance of 204.84 feet to a corner on the boundary of said Moore Wastewater Pollution Control Facility;

THENCE South 89°34'14" West, continuing along and with the boundary line of said Moore Wastewater Pollution Control Facility extended, a distance of 903.98 feet to a point on the East right-of-way line of Interstate 35;

THENCE along and with the East right-of-way line of Interstate 35 on a non-tangent curve to the right having a radius of 5,539.58 feet, a chord bearing of North 07°54'26" West, a chord length of 208.08 feet and an arc length of 208.10 feet to the POINT OF BEGINNING.

Containing 188,520 square feet or 4.3278 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane South Zone NAD83). The North line of the NW/4 of Section 35, T10N. R3W having a bearing of North 89°40'55" East. All Distances are grid distances in U.S. Survey Feet.

This property description was prepared on the sixteenth day of June, 2025, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

NOTES:

1. All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within MINICK MATERIALS.
2. Maintenance of all common areas and private drainage easements within MINICK MATERIALS shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

LEGEND:

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
STAT. R/W = STATUTORY RIGHT OF WAY
LNA = LIMITS OF NO ACCESS
(R) = RECORDED
(M) = MEASURED
(TL) = TOTAL LENGTH
CA= COMMON AREA
B/L = BUILDING LIMIT LINE
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
D & U/E = DRAINAGE & UTILITY EASEMENT
PSPUE= PRIVATE STREET & PUBLIC UTILITY EASEMENT

UTILITY LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED FIRE HYDRANT

TYPICAL SIGHT TRIANGLE

Curve Table

Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	208.10'	5539.58'	104.06'	208.08'	N07°54'26"W	002°09'08"

CURRENT ZONING: I-2 HEAVY INDUSTRIAL
PROP ZONING: I-2 HEAVY INDUSTRIAL

OWNER / DEVELOPER

MINICK MATERIALS
6665 NORTH INTERSTATE DR.
NORMAN, OK 73069
(405) 329-2458

ENGINEER

JOHNSON & ASSOCIATES, INC.
1 E. SHERIDAN AVE., SUITE 200
OKLAHOMA CITY, OKLAHOMA 73104
(405) 235-8075
Matthew Johnson, Licensed Professional Surveyor, No. 1807.

TOTAL ACRES = 4.3278

TOTAL UNITS = 1

PRELIMINARY PLAT
of

MINICK MATERIALS

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •

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