

LEGAL DESCRIPTION - PUD PARENT TRACT - CREATED BY THIS SURVEY

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN BASE AND MERIDIAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT ONE (1), BLOCK ONE (1), PRAIRIE CREEK ADDITION SECTION SEVEN (7), AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE SOUTH 89°38'49" WEST 428.77 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STONEY BROOK DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

THENCE NORTH 07°51'28" WEST 171.14 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 126.64 FEET, AN ARC LENGTH OF 170.59 FEET, A CHORD BEARING OF NORTH 30°43'57" EAST AND A CHORD LENGTH OF 157.98 FEET;

THENCE NORTH 69°19'26" EAST 254.90 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 332.85 FEET, AN ARC LENGTH OF 86.99 FEET, A CHORD BEARING OF NORTH 77°50'59" EAST AND A CHORD LENGTH OF 98.63 FEET;

THENCE SOUTH 51°37'32" EAST 38.32 FEET;

THENCE SOUTH 11°39'34" EAST 20.89 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 35;

THENCE SOUTH 02°21'17" EAST ALONG SAID RIGHT-OF-WAY LINE 369.21 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 156,688.1 SQ. FEET OR 3.60 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (2501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE NORTH LINE OF LOT 1, BLOCK 1, PRAIRIE CREEK ADDITION SECTION 7 AS SOUTH 89°38'49" WEST.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (2501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE NORTH LINE OF LOT 1, BLOCK 1, PRAIRIE CREEK ADDITION SECTION 7 AS SOUTH 89°38'49" WEST.

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LEGAL DESCRIPTION - PROPOSED SIGN TRACT BASED ON PUD PARENT

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN BASE AND MERIDIAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE THIRTY-FIVE (35), SAID POINT BEING THE NORTHEAST CORNER OF LOT ONE (1), BLOCK ONE (1), PRAIRIE CREEK ADDITION SECTION SEVEN (7), AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE NORTH 00°21'17" WEST ALONG SAID RIGHT-OF-WAY LINE 362.03 FEET;

THENCE SOUTH 89°38'49" WEST AND DEPARTING SAID RIGHT-OF-WAY LINE 49.88 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°21'18" EAST 60.03 FEET;

THENCE SOUTH 89°38'52" WEST 73.95 FEET;

THENCE NORTH 00°48'26" EAST 50.00 FEET;

THENCE NORTH 69°17'28" EAST 10.42 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 282.83 FEET, AN ARC LENGTH OF 65.16 FEET, A CHORD BEARING OF NORTH 75°55'48" EAST AND A CHORD LENGTH OF 65.02 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 69°17'28" EAST 10.42 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 282.83 FEET, AN ARC LENGTH OF 65.16 FEET, A CHORD BEARING OF NORTH 75°55'48" EAST AND A CHORD LENGTH OF 65.02 FEET TO THE POINT OF BEGINNING;

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THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 282.83 FEET, AN ARC LENGTH OF 65.16 FEET, A CHORD BEARING OF NORTH 75°55'48" EAST AND A CHORD LENGTH OF 65.02 FEET TO THE POINT OF BEGINNING;

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LEGAL DESCRIPTION - ORIGINAL PARENT TRACT - WD - BK. RR 4433, PG. 1067

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING PARTIALLY WITHIN LOT ONE (1), BLOCK ONE (1), OF PRAIRIE CREEK ADDITION SECTION 7, AN ADDITION TO THE CITY OF NORMAN, RECORDED IN BOOK 15, PAGE 154, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 89°37'43" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 145.50 FEET;

THENCE NORTH 02°02'02" WEST A DISTANCE OF 278.43 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 AND THE NORTHERLY RIGHT-OF-WAY LINE OF DOVE CROSSING DRIVE;

THENCE NORTH 02°02'02" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, A DISTANCE OF 822.45 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89°38'49" WEST A DISTANCE OF 391.36 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STONEYBROOK DRIVE;

THENCE NORTHERLY AND EASTERLY WITH THE RIGHT-OF-WAY LINE OF STONEYBROOK DRIVE THE FOLLOWING SIX (6) COURSES:

1. NORTH 07°32'19" WEST A DISTANCE OF 457.58 FEET TO A POINT OF CURVATURE;

2. NORTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 126.64 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 31°03'05" EAST WITH A CHORD LENGTH OF 157.98 FEET) AN ARC DISTANCE OF 170.59 FEET TO A POINT OF TANGENCY;

3. THENCE NORTH 69°38'53" EAST A DISTANCE OF 254.90 FEET TO POINT OF CURVATURE;

4. EASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 332.85 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 78°10'08" EAST WITH A CHORD LENGTH OF 98.63 FEET) AN ARC DISTANCE OF 86.99 FEET;

5. SOUTH 51°18'23" EAST A DISTANCE OF 38.32 FEET;

6. SOUTH 11°20'38" EAST A DISTANCE OF 20.89 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35;

THENCE SOUTH 00°02'02" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 655.73 FEET TO THE POINT OF BEGINNING.

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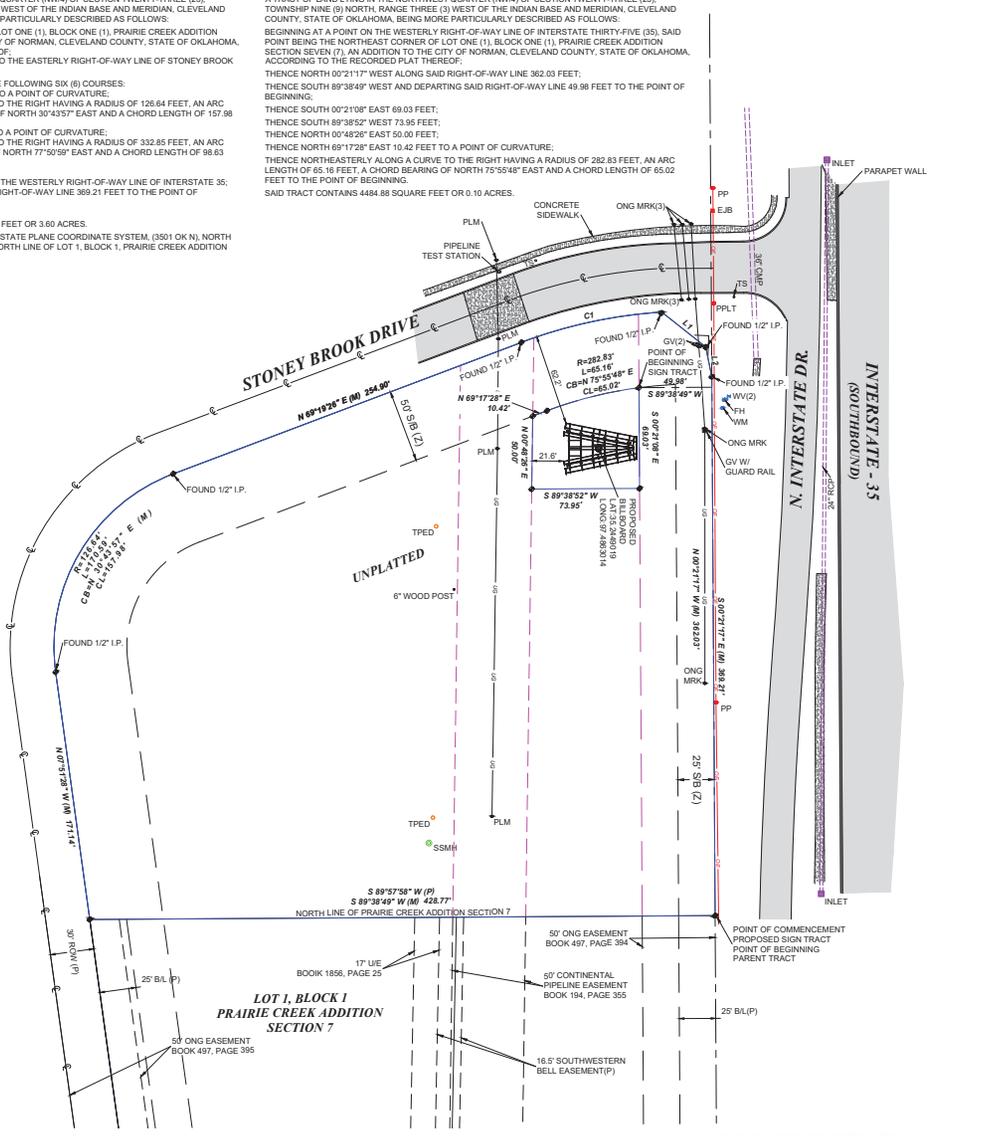
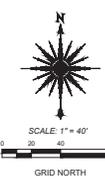
THENCE SOUTH 00°02'02" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 655.73 FEET TO THE POINT OF BEGINNING.

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- LEGEND**
- AC = AIR CONDITIONER
 - AD = AREA INLET
 - ASP = AUTO SPRINKLER
 - BC = BOTTOM OF CURB
 - BL = BUILDING LINE
 - BM = BENCHMARK
 - BWF = BARBED WIRE FENCE
 - CB = CABLE TV PEDESTAL
 - CL = CENTERLINE
 - CLB = CLIMB BARRIER
 - CF = CHAIN LINK FENCE
 - CO = CLEAN OUT
 - CPS = COX POWER SUPPLY
 - CMP = CORRUGATED METAL PIPE
 - CPP = CORRUGATED PLASTIC PIPE
 - DGDI = DOUBLE GRATE DROP INLET
 - DIP = DUCTILE IRON PIPE
 - EM = ELECTRIC METER
 - EO = ELECTRIC OUTLET
 - EPED = ELECTRIC PEDESTAL
 - ET = ELECTRIC TRANSFORMER
 - FF = FINISH FLOOR
 - FG = FINISH GRADE
 - FI = FIRE HYDRANT
 - FP = FLAG POLE
 - FL = FLOWLINE
 - GM = GAS METER
 - GR = GAS REGULATOR
 - GV = GAS VALVE
 - GL = GROUND LIGHT
 - GP = GUARD POST
 - GUY = GUY ANCHOR
 - HDWL = HEADWALL
 - HPP = HIGH POWER POLE
 - HPS = HANDICAP PARKING SIGN
 - HWF = HOC WIRE FENCE
 - ICV = IRRIGATION CONTROL VALVE
 - IP = IRON PIN
 - IL = PER LEGAL DESCRIPTION
 - LP = LIGHT POLE
 - M = MEASURED DATA
 - MB = MAILBOX
 - MRK = UTILITY MARKER
 - MON = MONITORING WELL
 - P = PER PLAT
 - PE = PIPELINE EASEMENT
 - PF = PLASTIC FENCE
 - PLM = PIPELINE MARKER
 - PM = PARKING METER
 - PP = POWER POLE
 - PPD = POWER POLE W/ DROP SERVICE
 - PPDT = POWER POLE W/ DROP & TRANSFORMER
 - PPDLT = POWER POLE W/ DROP, LIGHT & TRANSFORMER
 - PPLT = POWER POLE W/ LIGHT & TRANSFORMER
 - PPM = POWER POLE W/ ELECTRIC METER
 - PPNS = POWER POLE / NO SERVICE
 - PPTT = POWER POLE W/ TRANSFORMER
 - RCP = REINFORCED CONCRETE BOX
 - RCP = REINFORCED CONCRETE PIPE
 - RD = ROOF DRAIN
 - ROW = RIGHT-OF-WAY
 - SSLH = SANITARY SEWER LAMP HOLE
 - SSMH = SANITARY SEWER MANHOLE
 - SB = SETBACK
 - SGDI = SINGLE GRATE DROP INLET
 - SH = SPRINKLER HEAD
 - SP = SIGN POST
 - STMH = STORM SEWER MANHOLE
 - STJB = STORM SEWER JUNCTION BOX
 - TM = TELEPHONE MANHOLE
 - TPED = TELEPHONE PEDESTAL
 - TC = TOP OF CURB
 - TD = TOP OF DECK
 - TG = TOP OF GRATE
 - TH = THRESHOLD
 - TR = TOP OF RIM
 - TS = TRAFFIC SIGN
 - TSLP = TRAFFIC SIGNAL LIGHT POLE
 - TSPB = TRAFFIC SIGNAL PULL BOX
 - TSMH = TRAFFIC SIGNAL MANHOLE
 - TVL = TELEPHONE VAULT
 - TW = TOP OF WALL
 - UE = UTILITY EASEMENT
 - UM = UTILITY MARKER
 - VP = VENT PIPE
 - WF = WATER FAUCET
 - WM = WATER METER
 - WSE = WATER SURFACE ELEVATION
 - WV = WATER VALVE
 - WDF = WOOD FENCE
 - Z = ZONING
 - = CENTERLINE
 - X- = FENCE LINE
 - O- = OVERHEAD COMMUNICATION
 - E- = OVERHEAD ELECTRIC
 - SS- = SANITARY SEWER
 - ST- = STORM SEWER
 - TOP/OC- = TOP/OC OF GROUND SLOPE
 - UC- = UNDERGROUND COMMUNICATION
 - UE- = UNDERGROUND ELECTRIC
 - UG- = UNDERGROUND GAS
 - UT- = UNDERGROUND TELEPHONE
 - WL- = WATERLINE



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	332.85	98.99	N 77°50'59" E (M)	98.63

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	332.85	98.99	N 77°50'59" E (M)	98.63

SPACING AND ZONING CERTIFICATION

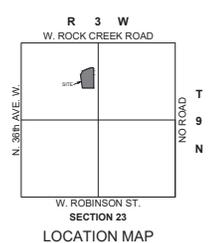
AS OF JULY 22, 2024 THERE ARE NO OTHER OUTDOOR ADVERTISING SIGNS WITHIN 150' OF THE PROPOSED SIGN IN EITHER DIRECTION ON THE SAME (WEST) SIDE OF THE HIGHWAY.

NO R-ZONED PROPERTY WITHIN 100'. NO CHURCH, SCHOOL, MUNICIPAL, COUNTY, STATE OR FEDERAL FACILITY WITHIN 300'.

SURVEYOR'S NOTES

- PREPARED FOR: WHISTLER OUTDOOR ADVERTISING
- PHYSICAL ADDRESS: TBD - PARCEL ID R0140160, NORMAN, CLEVELAND COUNTY, OK 73069
- BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (2501 OK N), NORTH AMERICAN DATUM 1983 (NAD83). MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.
- EASEMENT AND BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT ARE SHOWN HEREON. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.
- SET 36" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.
- PARENT TRACT GROSS LAND AREA: 270.413.0 SQ. FEET OR 6.21 ACRES
- WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF NORMAN, OKLAHOMA, COMMUNITY PANEL NO. 40027C0280J - JANUARY 15, 2001, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- LAST SITE VISIT: JULY 22, 2024.
- UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE. ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543
- PORTIONS OF THE PARENT TRACT ARE NOT A PART OF THIS SURVEY AND ARE NOT SHOWN HEREON.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	332.85	98.99	N 77°50'59" E (M)	98.63



CERTIFICATE OF SURVEY

FRTZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 3rd Day of JUNE, 2025.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848

SITE PLAN

PART OF THE NW/4 OF SEC. 23, T9N, R3W
PARCEL ID R0140160, NORMAN, CLEVELAND COUNTY, OK 73069

SURVEY M/L	DATE 07.22.2024	PREPARED BY	FRTZ LAND SURVEYING, LLC
DRAFT R/L	DATE 08.01.2025	524 E. MAIN ST., JENKS, OK 74037	PH 918.528.9121
APPROVED PLS	DATE 08.01.2025	FRTZLANDSURVEYING@GMAIL.COM	CA # 5848 EXPRES 8/30/2025
REV 05.20.2025	PROJECT NO. 24026		