

DEVELOPER:
ORRKLAHOMA REALTY-NORMAN, LLC
418 N. INTERSTATE DRIVE
NORMAN, OK 73072

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

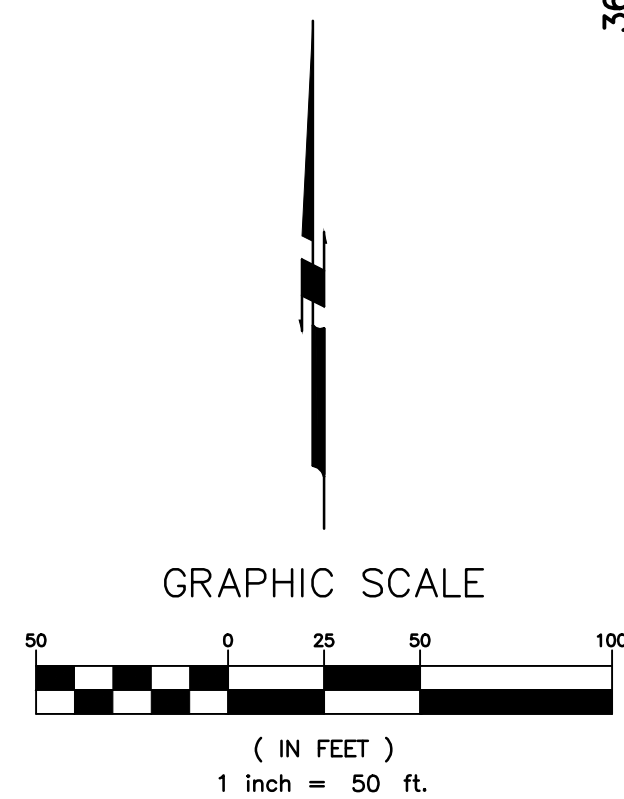
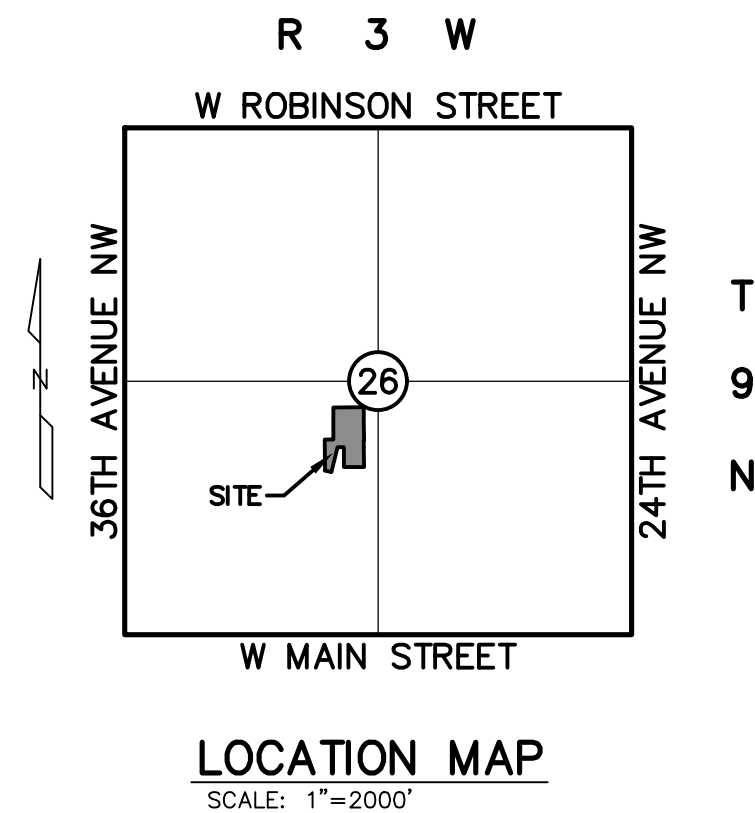
PRELIMINARY PLAT

SOONER KIA OF NORMAN

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF THE AMENDED PLAT OF STIDHAM ADDITION NO.1 AND A PART OF THE SOUTHWEST (SW/4), OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = ±4.75 ACRES
NUMBER OF LOTS = 1
CURRENT ZONING = PUD & C-2



LEGAL DESCRIPTION:

TRACT 1 LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 150 FEET WEST AND 684.61 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW/4);
THENCE WEST 208.67 FEET;
THENCE SOUTH 208.67 FEET;
THENCE EAST 195.77 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2824.80 FEET AND A CHORD BEARING OF S02°31'35"W AND A CHORD LENGTH OF 276.42 FEET FOR AN ARC LENGTH OF 276.53 FEET TO THE POINT OF BEGINNING.

AND

LOTS ONE (1) AND TWO (2), IN BLOCK ONE (1), OF AN AMENDED PLAT OF STIDHAM ADDITION NO. 1, A PLANNED UNIT DEVELOPMENT, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 2 LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4);

THENCE SOUTH 89°49'55" WEST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°04'57" EAST FOR A DISTANCE OF 409.62 FEET;

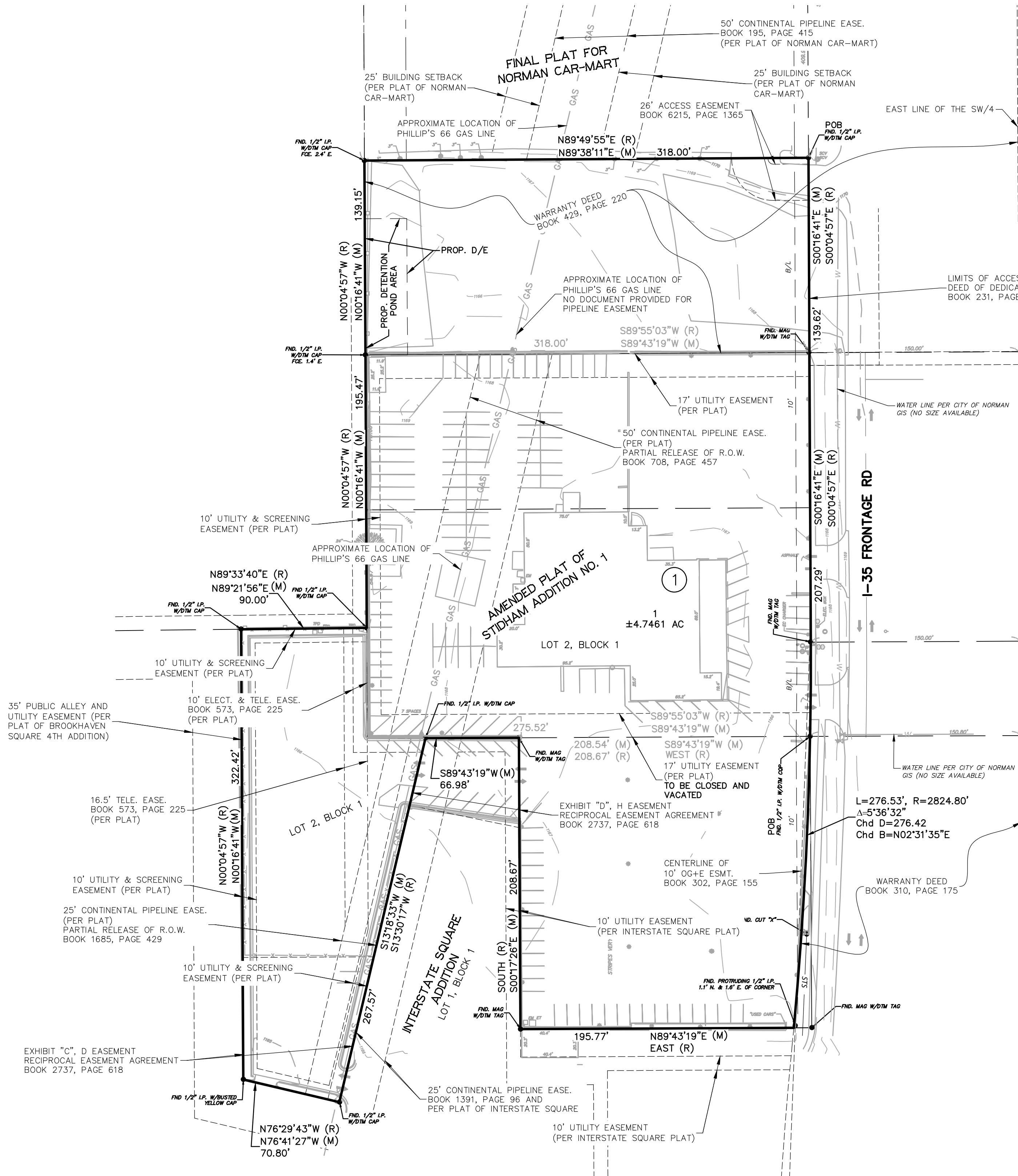
THENCE SOUTH 89°55'03" WEST ON THE NORTH LINE OF THE AMENDED PLAT OF STIDHAM ADDITION NO 1 FOR A DISTANCE OF 318.00 FEET;

THENCE NORTH 00°04'57" WEST ON THE EAST LINE OF RIVER OAKS SECTION 6 ADDITION FOR A DISTANCE OF 409.15 FEET;

THENCE NORTH 89°49'55" EAST ON THE NORTH LINE OF THE SAID SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 318.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LOT ONE (1) IN BLOCK ONE (1) OF NORMAN CAR-MART TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 206,741 SQUARE FEET OR 4.75 ACRES, MORE OR LESS.



(M) = MEASURED
(R) = RECORDED
POB = POINT OF BEGINNING
PG = PAGE
BK = BOOK
R/W = RIGHT-OF-WAY
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
EASE = EASEMENT

(X) BLOCK NO.

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GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24