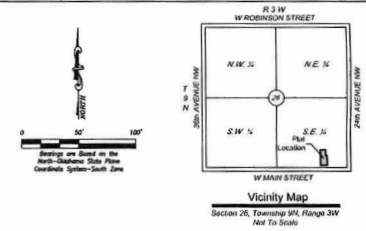
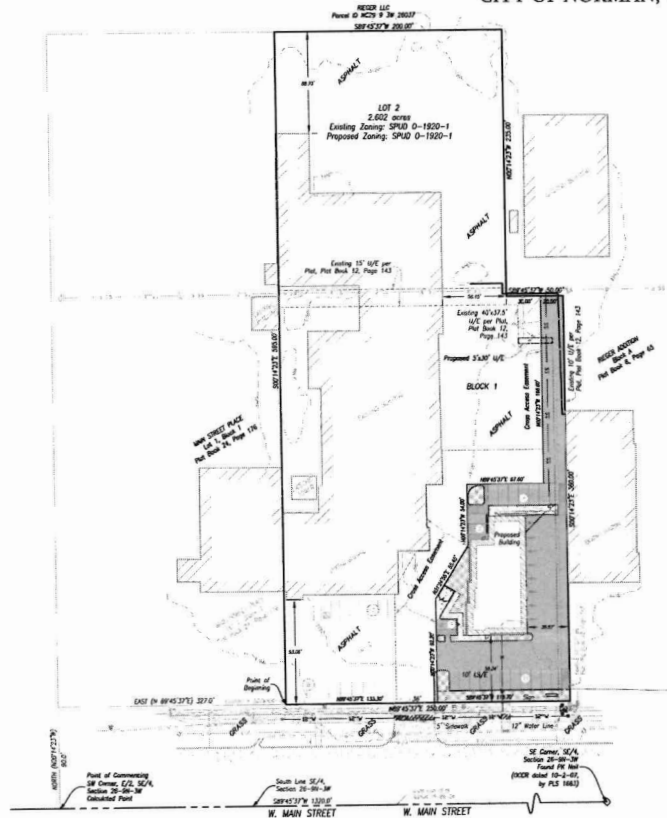


# SITE DEVELOPMENT PLAN OF: REPLAT OF SALYER ADDITION

## PART OF THE EAST HALF, SOUTHEAST QUARTER, SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST, I.M., CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



### LEGAL DESCRIPTION

Lot 1 in Block 1 of SALLYER ADDITION, is the City of Norman, Cleveland County, Oklahoma, according to the plat recorded in Book 12 of Plats, Page 143.

A part of the East Half of the Southeast Quarter of Section 26, Township 9 North, Range 3 West, of the Indian Meridian, more particularly described as follows: BEGINNING at a point 90.9 feet North and 307.9 feet East of the Southwest corner of the East Half of said Southeast Quarter; THENCE North 89°43'37" East, parallel with the South line of the East Half of said Southeast Quarter, a distance of 250.00 feet; THENCE North 00°14'23" West a distance of 360.00 feet; THENCE South 89°43'37" West a distance of 50.00 feet; THENCE North 00°14'23" West a distance of 235.00 feet; THENCE South 89°43'37" West a distance of 200.00 feet; THENCE South 00°14'23" East a distance of 595.00 feet to the POINT OF BEGINNING.

### LAND SURVEYORS:

**MBS**  
MacBee Land Surveying PLLC  
civil engineering & land surveying

5744 Huestner Court, Ste. 100  
Norman, OK 73069  
Telephone: (405) 872-7594  
Email: kerr@mbis.us

Certificate of  
Authorization  
No. 8137

### DATE PREPARED:

2/7/2024 Revised 9/25/2024

### OWNERS:

NYSSA RAATKO L.L.C.  
131 NW 32nd  
Newcastle, Oklahoma 73065

### SITE INFORMATION

TOTAL SITE AREA	3.145 acres	137,008 sf
EXISTING BUILDINGS	0.361 acres	41,876 sf
PROPOSED BUILDINGS	0.113 acres	4,908 sf
ASPHALT PAVEMENT	1.058 acres	85,292 sf
UNPAVED AREA	0.113 acres	4,932 sf

REGULAR PARKING SPACES	35
ACCESSIBLE SPACES	1

### LEGEND

● SET 1/2" IRON PIN WITH CAP "MACBAY CA 8137"	— EXISTING SANITARY SEWER LINE
● SET MAG NAIL WITH SHINER "MACBAY CA 8137"	— PROPOSED STORM SEWER LINE
▲ SET COTTON SPINDLE WITH SHINER "MACBAY CA 8137"	— EXISTING WATER LINE
● FOUND MAG NAIL WITH FOUND IRON PIN	— FENCE
● FOUND PLSS MONUMENT	— CURB AND GUTTER
● SANITARY SEWER MANHOLE	— SECTION LINE
● STORM SEWER MANHOLE	— QUARTER SECTION LINE
● CURB INLET	— BOUNDARY LINE
● FIRE HYDRANT	— LOT LINES
— STORM SEWER PIPE	— EASEMENT LINES
	UE = UTILITY EASEMENT
	DE = DRAINAGE EASEMENT
	PDE = PRIVATE DRAINAGE EASEMENT
	GS = GREENSPACE
	BL = BUILDING LIMIT LINE
	LNA = LIMITS OF NO ACCESS
	ROW = RIGHT OF WAY