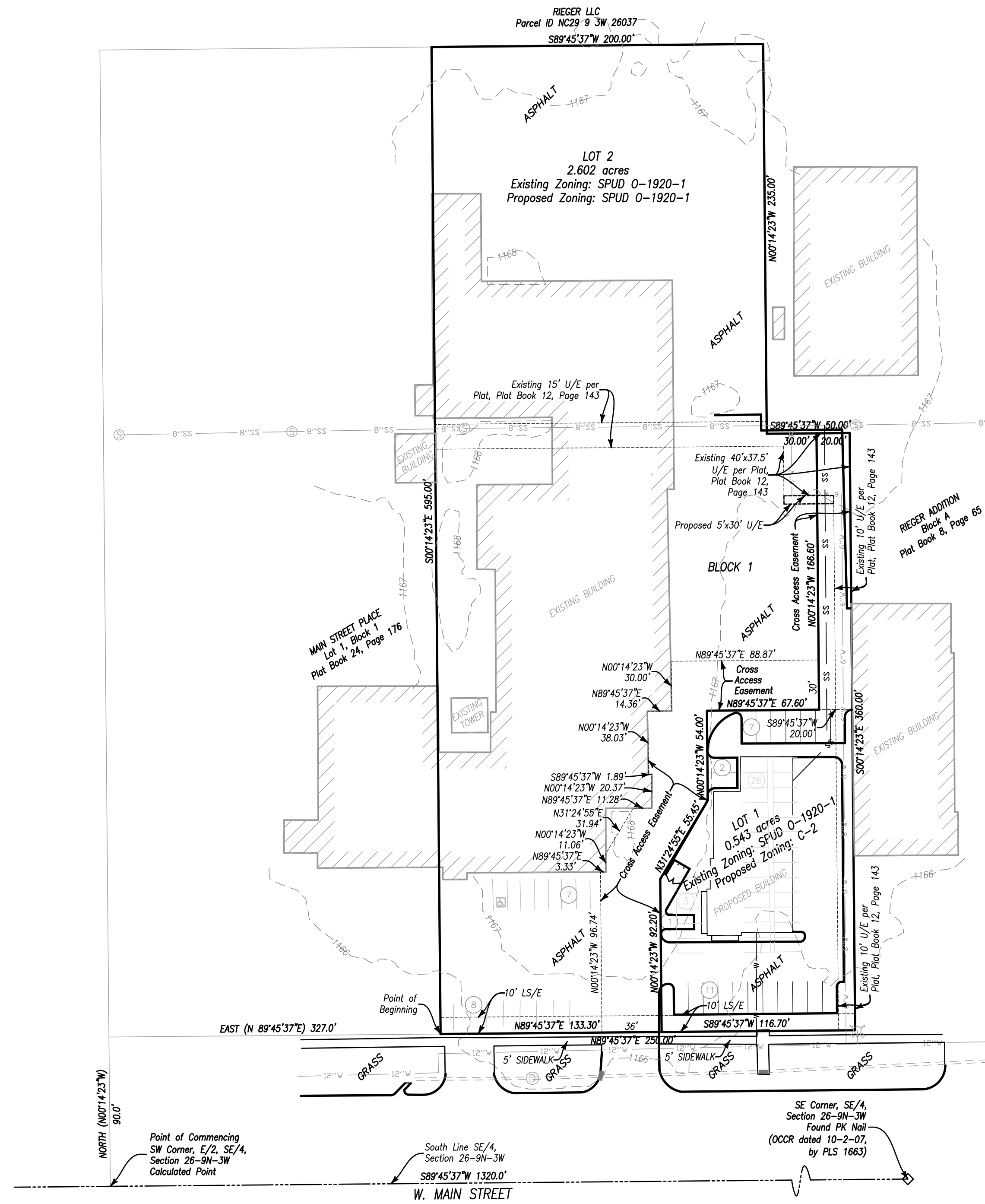
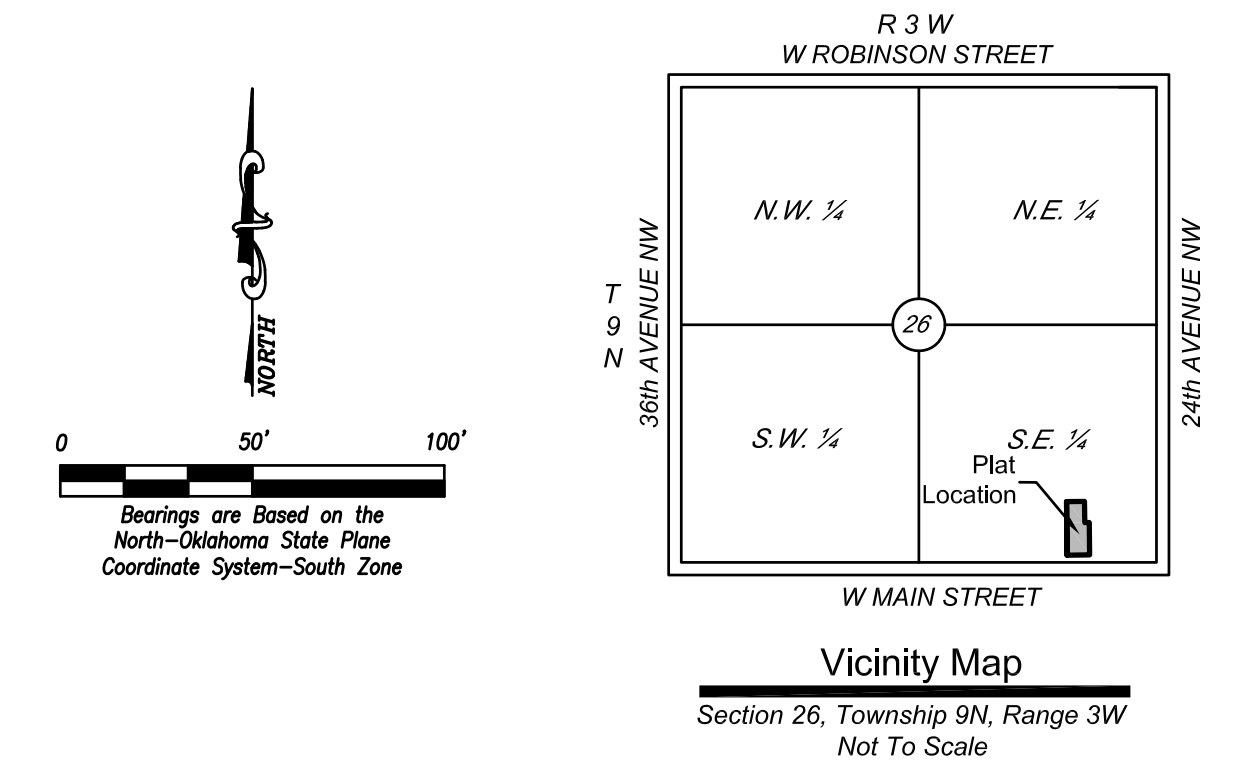


# PRELIMINARY SITE PLAN OF: REPLAT OF SALYER ADDITION

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 SALYER ADDITION, to 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 26, Township 9 North, Range 3 West, of the Indian Meridian, more particularly described as follows: BEGINNING at a point 90.0 feet North and 327.0 feet East of the Southwest corner of the East Half of said Southeast Quarter; THENCE North 89°45'37" 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°45'37" West a distance of 50.00 feet; THENCE North 00°14'23" West a distance of 235.00 feet; THENCE South 89°45'37" West a distance of 200.00 feet; THENCE South 00°14'23" East a distance of 595.00 feet to the POINT OF BEGINNING.

### LEGEND

●	SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"	— 8"SS —	EXISTING SANITARY SEWER LINE
⊙	SET MAG NAIL WITH SHINER "MACBAX CA 8137"	— W —	PROPOSED STORM SEWER LINE
▲	SET COTTON SPINDLE WITH SHINER "MACBAX CA 8137"	— W —	EXISTING WATER LINE
*	FOUND MAG NAIL WITH FOUND IRON PIN	— O —	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

LAND SURVEYORS:  
**MBSL**  
MacBax Land Surveying, PLLC  
civil engineering & land surveying  
5744 Huettner Court, Ste. 100  
Norman, OK 73069  
Telephone: (405) 872-7594  
Email: kent@mbls.us

DATE PREPARED:  
2/7/2024 Revised 3/28/2024  
OWNERS:  
NYSSA RAATKO L.L.C.  
131 NW 32nd  
Newcastle, Oklahoma 73065

### SITE INFORMATION

TOTAL SITE AREA	3.145 acres	137,008 sf
EXISTING BUILDING	0.961 acres	41,876 sf
PROPOSED BUILDINGS	0.113 acres	4,908 sf
ASPHALT PAVEMENT	1.958 acres	85,292 sf
UNPAVED AREA	0.113 acres	4,932 sf
REGULAR PARKING SPACES	35	
ACCESSIBLE SPACES	1	