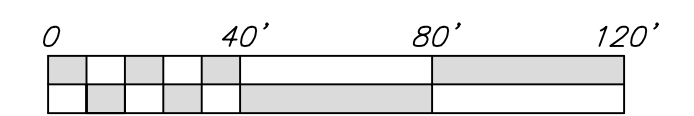
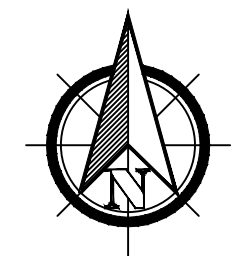
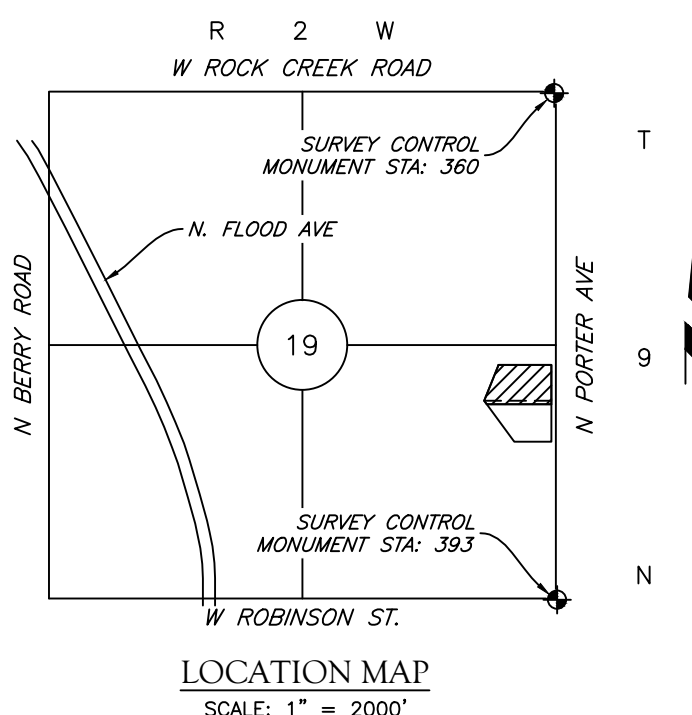


DEVELOPMENT PLANS
VCN Development

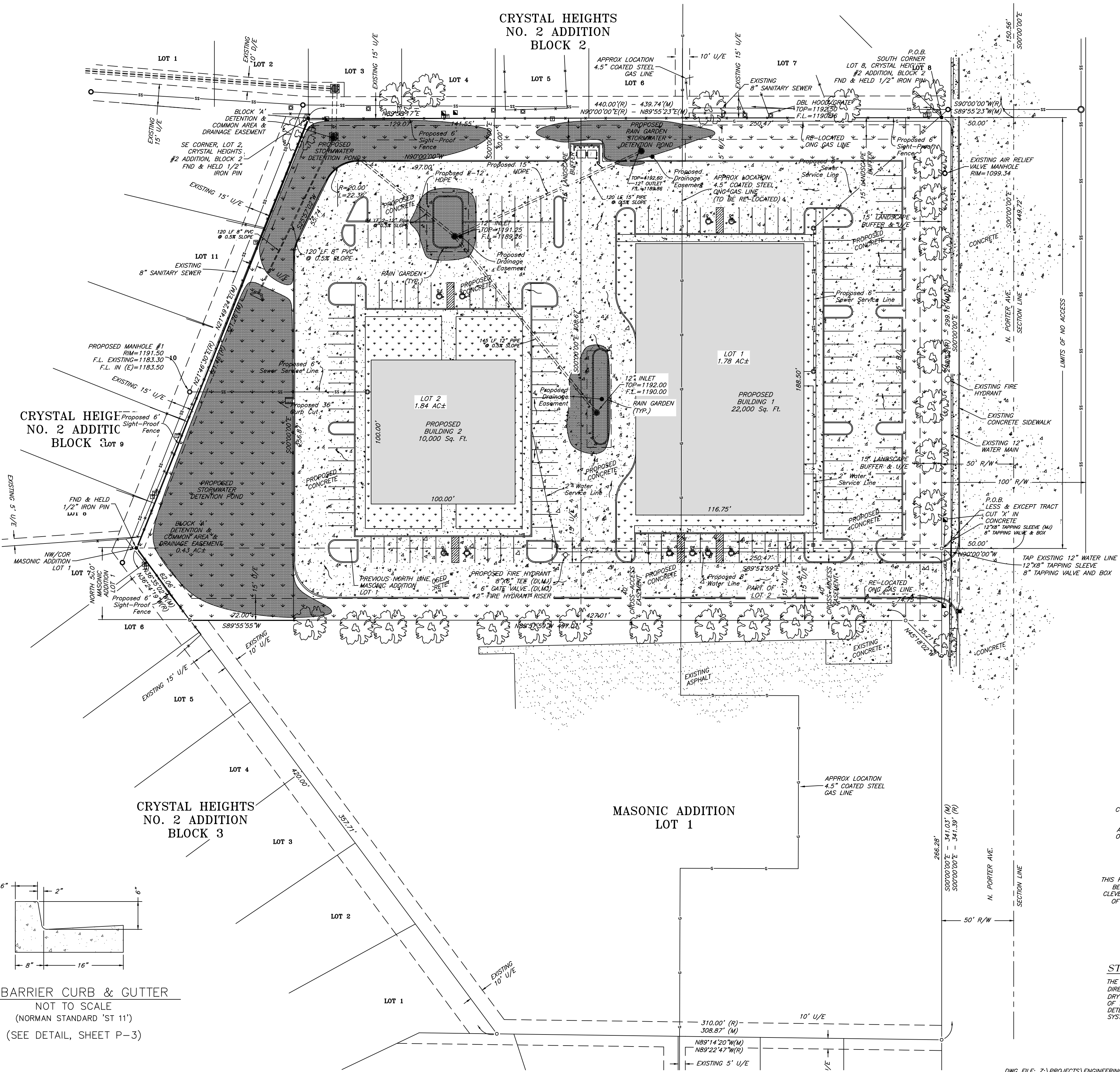
A SIMPLE PLANNED UNIT DEVELOPMENT
A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE/4)
OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE
INDIAN MERIDIAN, AND A PART OF LOT 1, MASONIC ADDITION,
ALL LOCATED IN CLEVELAND COUNTY, OKLAHOMA



SCALE: 1" = 40'

LEGEND

- (o) INDICATES 3/8" IRON PIN SET, W/CAP "CA 2260" (UNLESS OTHERWISE NOTED)
- (●) INDICATES EXISTING MONUMENT
- ☐ WATER METER
- ☐ WATER VALVE
- ☐ FIRE HYDRANT
- ☐ POWER POLE
- ☐ LIGHT POLE
- ☐ GAS METER
- ☐ GAS WIRE
- ☐ VENT PIPE
- ☐ TELEPHONE PEDESTAL
- ☐ ELECTRIC BOX
- ☐ CLEAN OUT
- ☐ MANHOLE
- ☐ STORM DRAIN
- ☐ AIR CONDITIONER UNIT
- ☐ SIGN
- ☐ BENCHMARK
- ☐ TREE
- TUO— TELEPHONE UNDERGROUND
- UE— UNDERGROUND ELECTRIC
- OHE— OVERHEAD ELECTRIC & CABLE TV
- FOC— FIBER OPTIC CABLE
- CATV— CABLE TV
- PET— PETROLEUM LINE
- G— GAS LINE
- HPG— HIGH PRESSURE GAS LINE
- W— WATER LINE
- SS— SANITARY SEWER LINE
- STS— STORM SEWER
- PSS— PRESSURIZED SANITARY SEWER LINE
- X— FENCE
- — — FLOW LINE



LEGAL DESCRIPTION:
(NORTH TRACT)
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SE/4 OF SAID SECTION 19; THENCE S00°00'00"E A DISTANCE OF 150.56 FEET; THENCE S00°00'00"W (R) S89°55'23"W (M) A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 298.52 (R), 299.18 (M) FEET; THENCE N90°00'00"W (R), N89°57'59"W (M) A DISTANCE OF 559.25 (R), 559.17 (M) FEET; THENCE N21°48'30"E (R), N21°49'24"E (M) A DISTANCE OF 321.46 (R), 321.26 (M) FEET; THENCE N90°00'00"E (R), N89°55'23"E (M) A DISTANCE OF 440.00 (R), 439.74 (M) FEET TO THE POINT OF BEGINNING
AND
COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SE/4 OF SAID SECTION 19; THENCE S00°00'00"E A DISTANCE OF 449.72 FEET; THENCE S90°00'00"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 74.75 FEET; THENCE N45°18'02"W A DISTANCE OF 35.21 FEET; THENCE N89°57'59"W A DISTANCE OF 497.01 FEET; THENCE N36°24'19"W (R), N36°35'02"W (M) A DISTANCE OF 62.29 FEET; THENCE N90°00'00"W (R), S89°57'59"E (M) A DISTANCE OF 559.25 (R), 559.17 (M) FEET TO THE POINT OF BEGINNING.
CONTAINS 4.05 ACRES, MORE OR LESS, COMBINED.

LEGAL DESCRIPTION:
(SOUTH TRACT)
LOT ONE (1), BLOCK ONE (1), MASONIC ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA
LESS AND EXCEPT
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SE/4 OF SAID SECTION 19; THENCE S00°00'00"E A DISTANCE OF 150.56 FEET; THENCE S00°00'00"W (R) S89°55'23"W (M) A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 298.52 (R), 299.18 (M) FEET; THENCE N90°00'00"W (R), N89°57'59"W (M) A DISTANCE OF 559.25 (R), 559.17 (M) FEET; THENCE N21°48'30"E (R), N21°49'24"E (M) A DISTANCE OF 321.46 (R), 321.26 (M) FEET; THENCE N90°00'00"E (R), N89°55'23"E (M) A DISTANCE OF 440.00 (R), 439.74 (M) FEET TO THE POINT OF BEGINNING.
CONTAINS 0.63 ACRES, MORE OR LESS,
3.38 ACRES, MORE OR LESS, REMAINING.

CITY OF NORMAN SURVEY CONTROL MONUMENT
STATION NO.: 393
MONUMENT DESC.: 3.5" BRONZE DISC IN CONCRETE
HORIZONTAL DATUM: OKLAHOMA STATE PLANE
NA83 (CORS96) SOUTH ZONE (U.S. FOOT)
NORTHING: 691,700.049
EASTING: 2,135,478.859
VERTICAL DATUM: NAVD 88 (U.S. FOOT)
ELEVATION: 1192.87
GEODETTIC COORDINATES
NORTH LATITUDE: 35°15'27.700"
WEST LONGITUDE: 97°26'27.176"

CITY OF NORMAN SURVEY CONTROL MONUMENT
STATION NO.: 360
MONUMENT DESC.: 3.5" BRONZE DISC IN CONCRETE
HORIZONTAL DATUM: OKLAHOMA STATE PLANE
NA83 (CORS96) SOUTH ZONE (U.S. FOOT)
NORTHING: 696,963.327
EASTING: 2,135,292.382
VERTICAL DATUM: NAVD 88 (U.S. FOOT)
ELEVATION: 1178.78
GEODETTIC COORDINATES
NORTH LATITUDE: 35°14'49.7452"
WEST LONGITUDE: 97°26'29.0724"

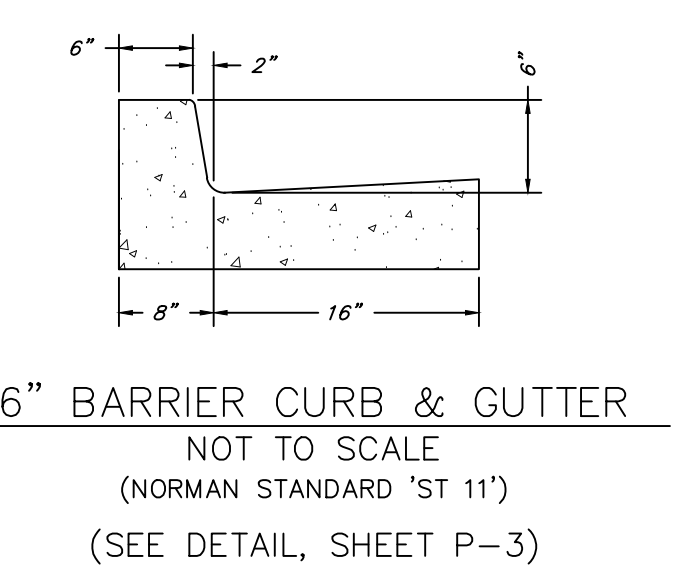
UNDERGROUND UTILITIES NOTE
SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

FLOOD STATEMENT
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. CLEVELAND COUNTY, OKLAHOMA AND INCORPORATED AREAS, PANEL 280 OF 475, MAP NUMBER 40027C0280-I, MAP REVISED 01/15-2021

STORMWATER FLOW
THE PROPERTY IS TO BE GRADED AND STORMWATER RUNOFF IS TO BE DIRECTED TOWARDS THE PROPOSED "RAIN GARDEN" DETENTION AREAS AND DRY STORMWATER DETENTION AREA (BLOCK "1" LOCATED ON THE WEST SIDE OF THE PROPERTY). THE STORMWATER IS TO BE DETAINED IN THE PROPOSED DETENTION AREA AND DISCHARGED INTO THE EXISTING CITY STORMWATER SYSTEM.

DEVELOPERS INFORMATION

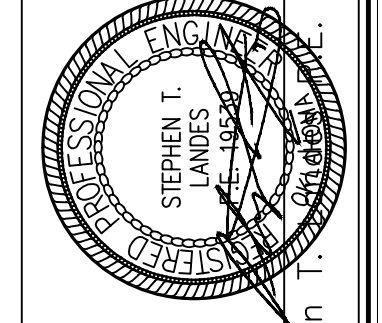
LOCATION: N. Porter Ave. & Sandpiper
Norman, Ok. 73093
OWNER: (North Tract) Fred Thomas IV, Owner
Hampton Homes, LLC
2272 36th Ave NW
Norman, Ok. 73072
OWNER: (South Tract) Norman Masonic Lodge
No. 38 A.F. & A.M.
ARCHITECT/DEVELOPER: ADG Blatt
Anthony Blatt, AIA
920 W Main St.
Oklahoma City, OK 73106
PROJECT ENGINEER: Landes Engineering
Stephen T. Landes
903 E. 35th St.
Shawnee, Ok. 74801
(405) 275-5388
PROJECT SURVEYOR: Landes Engineering
Chris D'Amico
903 E. 35th St.
Shawnee, Ok. 74801
(405) 275-5388
CURRENTLY ZONED: R-1 Single Family Residential
Special Use For Masonic Lodge
And SPUD, Simple Planned Unit Development



Client: Kayley Garriott/ADG Blatt
Project: VCN Development
Sheet Title: Title Sheet
Drawn: STL
Checked: STL
Date: 2/14/2024
Scale: C-1

LANDES ENGINEERING L.L.C.
www.landesengineering.net
903 E. 35th Street * P.O. Box 1032
Shawnee, Ok 74802-1032
(405) 275-5388 * Fax (405) 275-9047
CA # 2260 EXP. 6-30-25

Date: 3/25/2024
Stephen T. Landes #19539



Revisions	Date	By	Check
1	02/07/2024	Marla-ups Per City Review	