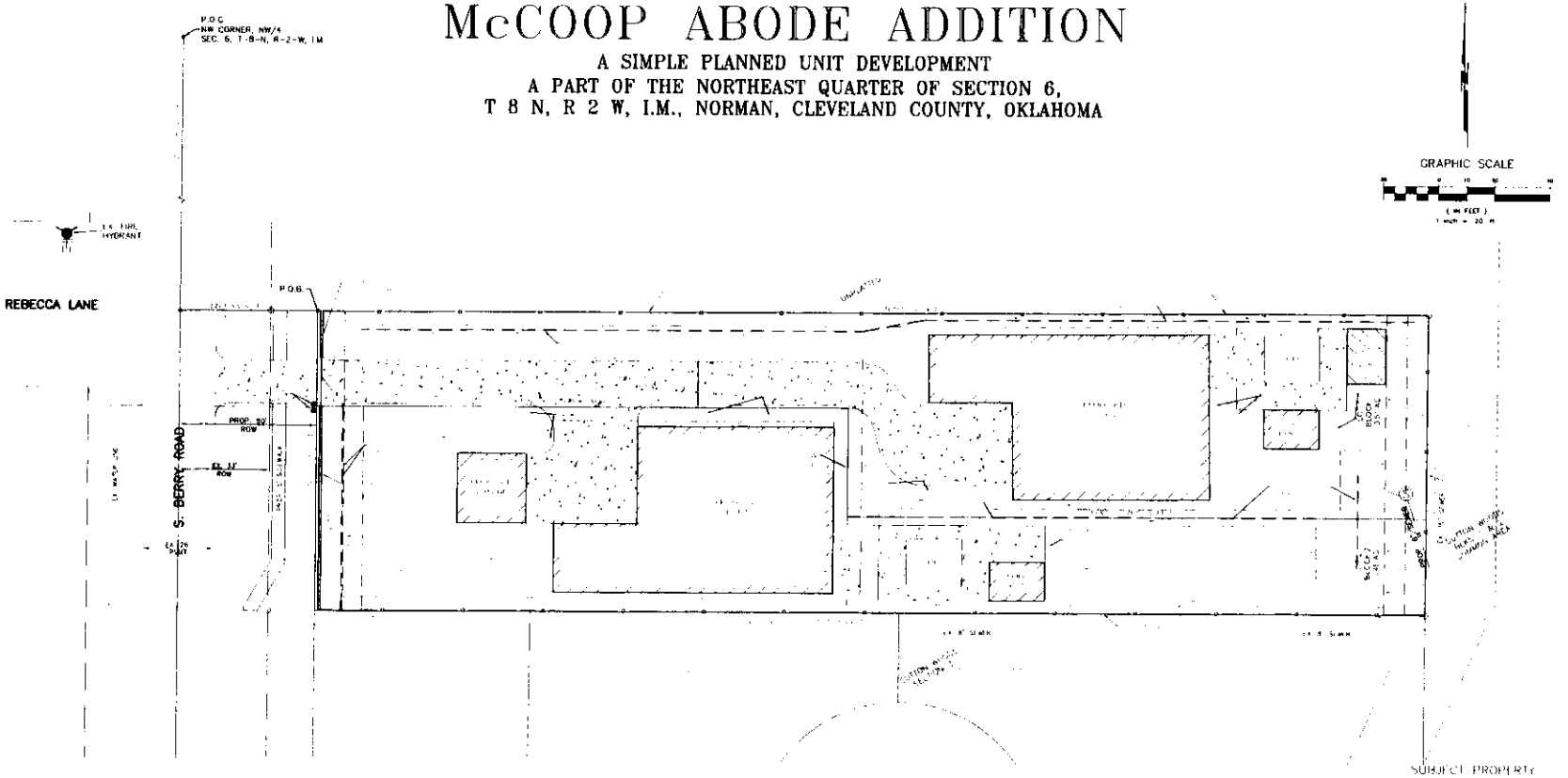
FINAL SITE PLAN OF

McCOOP ABODE ADDITION

A SIMPLE PLANNED UNIT DEVELOPMENT
A PART OF THE NORTHEAST QUARTER OF SECTION 6, T 8 N, R 2 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



GENERAL NOTES

1. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL MEASUREMENTS PRIOR TO CONSTRUCTION
2. THE CONTRACTOR SHALL CONTACT OKIE ONE CALL TO LOCATE ALL UNDERGROUND UTILITIES 48 HOURS PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT CITY OF NORMAN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY OF NORMAN, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL PROVIDE THE PAVING IN GOOD CONDITION
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. CURRENT ZONING IS SPUD.
8. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF NORMAN AND OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. EXISTING HEALTHY, MATURE TREES ALONG PROPERTY LINES WILL BE PROTECTED.

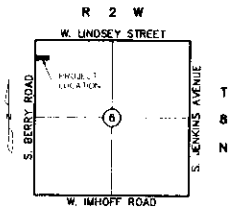
LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN IN THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northwest Corner of the Northwest Quarter (NW/4) of said Section Six (6),
Thence South 00°13'57" West, along the West line of said Northwest Quarter (NW/4) a distance of 558.67 feet,
Thence North 89°53'04" East a distance of 50.00 feet to the POINT OF BEGINNING,
Thence continuing North 89°53'04" East a distance of 401.00 feet,
Thence South 00°13'57" West a distance of 108.00 feet,
Thence South 89°53'04" West a distance of 401.00 feet,
Thence North 00°13'57" East a distance of 108.00 feet to the POINT OF BEGINNING.

Containing 43708.1502± square feet or 1.0031± acres more or less

Measured bearings from AB Surveying Elect Sabi Survey dated 06/19/2023



LOCATION MAP

SUBJECT PROPERTY
1.004 AC.
S. BERRY ROAD
CURRENTLY ZONED R-1
REZONE TO SPUD

OWNER/DEVELOPER:
C.A. McCOOP
CONSTRUCTION, LLC
P.O. BOX 72060
NORMAN, OK 73070

ENGINEER:
ARC ENGINEERING
CONSULTANTS, LLC
STEVE ROLLINS, P.E.
135 DEER CREEK ROAD
EDMOND, OK 73012

SURVEYOR:
AB SURVEYING, LLC
CHRIS TARSHILO, P.L.S.
1343 DIAMOND CIRCLE
WARR ACRES, OK 73132

McCOOP ABODE ADDITION

Arc Engineering Consultants, LLC
CIVIL ENGINEERING — LAND PLANNING
135 DEER CREEK ROAD, EDMOND, OK 73012
PHONE: (405) 360-0272 FAX: (405) 360-8448
CERTIFICATE OF AUTHORIZATION NO. 8990 EXP. 6/30/24

ARC ENGINEERING

REGISTERED PROFESSIONAL ENGINEER — STEVE ROLLINS 23414 — OKLAHOMA — 11/1/23

McCOOP ABODE ADDITION
1309 S BERRY ROAD
NORMAN, CLEVELAND COUNTY, OKLAHOMA
FINAL SITE PLAN

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWN BY: SDR
CHECKED BY: SDR
APPROVED BY: SDR

PROJECT NUMBER: 23-003
DATE: 09-13-23
SCALE: (HORIZ.) 1"=20' (VERT.) N/A

SHEET NUMBER: 1 of 1