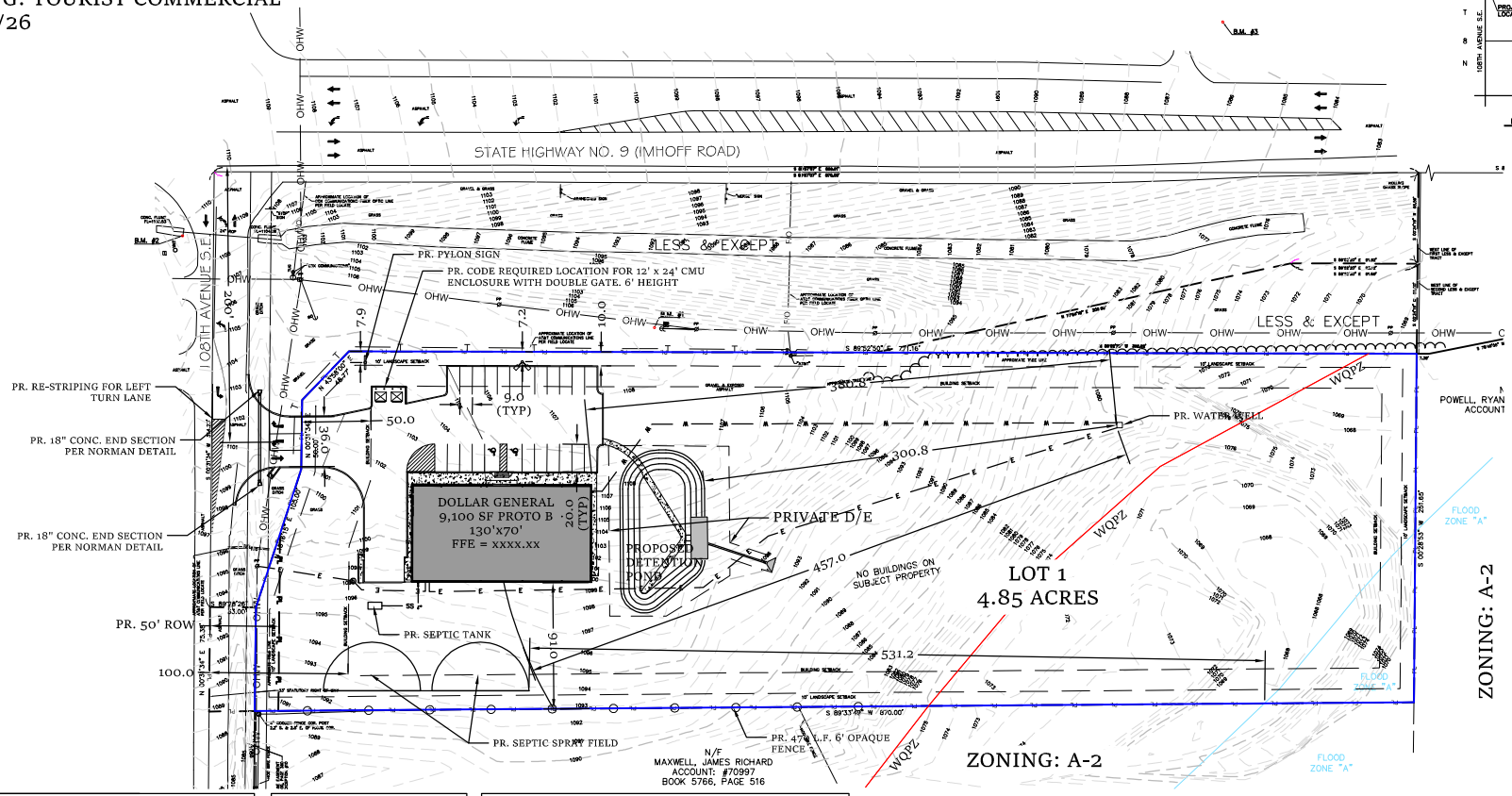
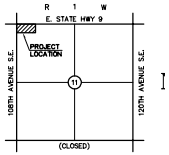
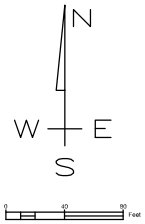
PRELIMINARY SITE PLAN: 108TH AVE. BUSINESS ADDITION
ZONING: TOURIST COMMERCIAL
09/29/26





FLATLAND CIVIL CONSULTING
200 36TH AVE NW
PO BOX 720072
NORMAN, OK
73070
P: 405-863-8984
OK CA # 9971
EXP: JUNE 30TH 2028



BM #1 (NAD 83 SPC 3502 OK S.)
1/2" I.P.
112.6' SOUTH & 318.0' EAST OF N.W. COR. OF SEC. 11
ELEV=1108.37'

BM #2
CUT "X" – S.E. COR. OF CONC. FLUME – 46.3' SOUTH & 22.8' WEST OF N.W. COR. OF SEC. 11
ELEV=1109.55'

BM #3
CUT "X" – IN CENTER WEST END OF CONC. FLUME – EAST FLUME OF NORTH ADJOINER
ELEV=1080.91'

BM #4
CUT "X" – IN CONC. CULVERT 138.4' SOUTH & 21.2' WEST OF S.W. PROPERTY COR.
ELEV=1082.67'

LEGAL DESCRIPTION

Part of the Northwest Quarter (NW/4) of Section Eleven (11), Township Eight (8) North, Range One (1) West of the Indian meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter (NW/4) of said Section Eleven (11);

THENCE South 00°31'34" West, along the West line of the Northwest Quarter, a distance of 314.23 feet to the intersection of said Section line with the South right of way line of State Highway 9, said point also being the POINT OF BEGINNING;

THENCE South 89°28'26" East, along the South right of way of State Highway 9, a distance of 33.00 feet;

THENCE North 18°16'15" East, along the South right of way of State Highway 9, a distance of 105.00 feet;

THENCE North 00°31'34" East, along the South right of way of State Highway 9, a distance of 50.00 feet;

THENCE North 43°58'00" East, along the South right of way of State Highway 9, a distance of 48.77 feet;

THENCE South 89°52'50" East, along the South right of way of State Highway 9, a distance of 771.16 feet;

THENCE South 00°28'53" West a distance of 251.65 feet;

THENCE South 89°33'49" West a distance of 870.00 feet to a point the West line of the Northwest Quarter of Section 11;

THENCE North 00°31'34" East, along the West line of the Northwest Quarter of said Section 11 a distance of 75.38 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 211,545 square feet or 4.8564 acres, more or less.

CONTACT

OWNER: JOHN TRAW
P.O. Box 546
NORMAN, OK 73070

CIVIL ENGINEER: FLATLAND CIVIL LLC
200 36TH AVE NW
P.O. BOX 720072
NORMAN OK, 73070
(405) 863-8984

SURVEYOR: MARK DEAL AND ASSOCIATES
P.O. BOX 6578
NORMAN, OK 73070
(405) 681-3325

STORMWATER DETENTION EASEMENT

DRAINAGE DETENTION FACILITIES ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER, ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY SHALL BE THE RIGHT, DUTY, AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAT OF 2403108TH AVE SE, HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COST ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

ALL MEASUREMENTS IN FEET UNLESS NOTED OTHERWISE

LEGEND

- EX. CENTERLINE
- EX. 1' CONTOUR
- EX. 5' CONTOUR
- EX. EASEMENT
- EX. ELECTRIC
- EX. FENCE
- EX. FIBER
- EX. GAS
- EX. LOT
- EX. OVERHEAD WIRE
- EX. PROPERTY LINE
- EX. ROW
- EX. SECTION LINE
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. TELECOMMUNICATIONS
- EX. WATER
- PR. BLDG SETBACK
- PR. CENTERLINE
- PR. 1' CONTOUR
- PR. 5' CONTOUR
- PR. EASEMENT
- PR. ELECTRIC
- PR. FENCE
- PR. FIBER
- PR. GAS
- PR. LOT
- PR. OVERHEAD WIRE
- PR. ROW
- PR. SANITARY SEWER
- PR. STORM DRAIN
- PR. TELECOMMUNICATIONS
- PR. WATER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- WATER METER
- FIRE HYDRANT
- HOSE HYDRANT/FDC
- NATURAL GAS MANHOLE
- ELECTRIC MANHOLE/TRANSFORMER
- ELECTRIC METER
- GAS METER
- TELECOMMUNICATIONS HANDHOLE