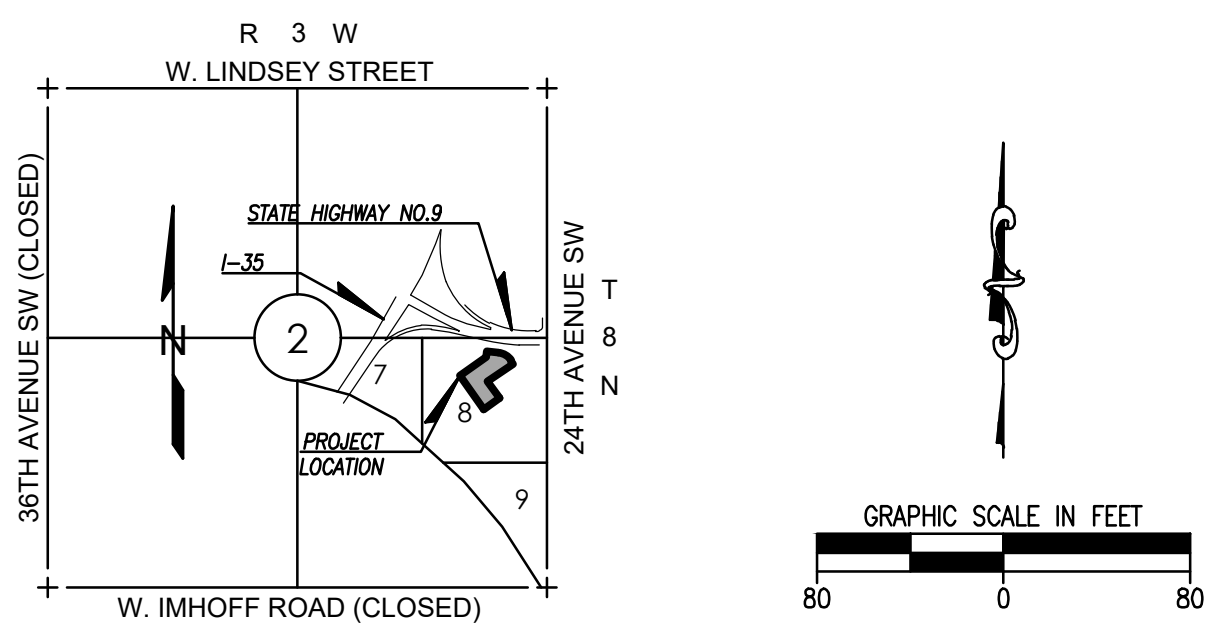


PRELIMINARY PLAT OF VAN BUREN SELF STORAGE

A PART OF GOVERNMENT LOT 8, SECTION 2, T8N, R3W, I.M.
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	85.44'	S34° 26' 48"E
L2	65.65'	S89° 51' 28"E
L3	35.51'	S44° 51' 28"E
L4	86.65'	N56° 26' 55"E
L5	56.18'	N06° 06' 23"E
L6	116.23'	S83° 53' 37"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	222.43'	230.00'	055°24'40"	S62° 09' 08"E	213.87'
C2	47.92'	1475.53'	001°51'39"	N49° 14' 21"E	47.92'
C3	32.89'	452.68'	004°09'48"	N53° 06' 09"E	32.89'
C4	56.15'	465.78'	006°54'25"	N58° 44' 15"E	56.12'
C5	24.14'	123.70'	011°10'58"	N41° 02' 18"W	24.11'
C6	157.57'	182.58'	049°28'51"	S59° 10' 12"E	152.73'

- ① FOUND 3/8" IRON PIN NO CAP
- ② FOUND 3/8" IRON PIN CSE "CA2977"
- ③ FOUND 3/8" IRON PIN BENT
- ④ FOUND CST DTM "CA6391" NAIL
- ⑤ FOUND CUT X

ZONING
EXISTING: C-2 COMMERCIAL
PROPOSED: C-2 COMMERCIAL
NO CHANGE

OWNER/DEVELOPER
BAREFOOT LAND COMPANY
4234 NW 10TH STREET
CAPE CORAL, FLORIDA 33993
PH: 512.774.3401

LEGEND

P.O.B.	POINT OF BEGINNING
EX.	EXISTING
BK.	BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
STAT.	STATUTORY

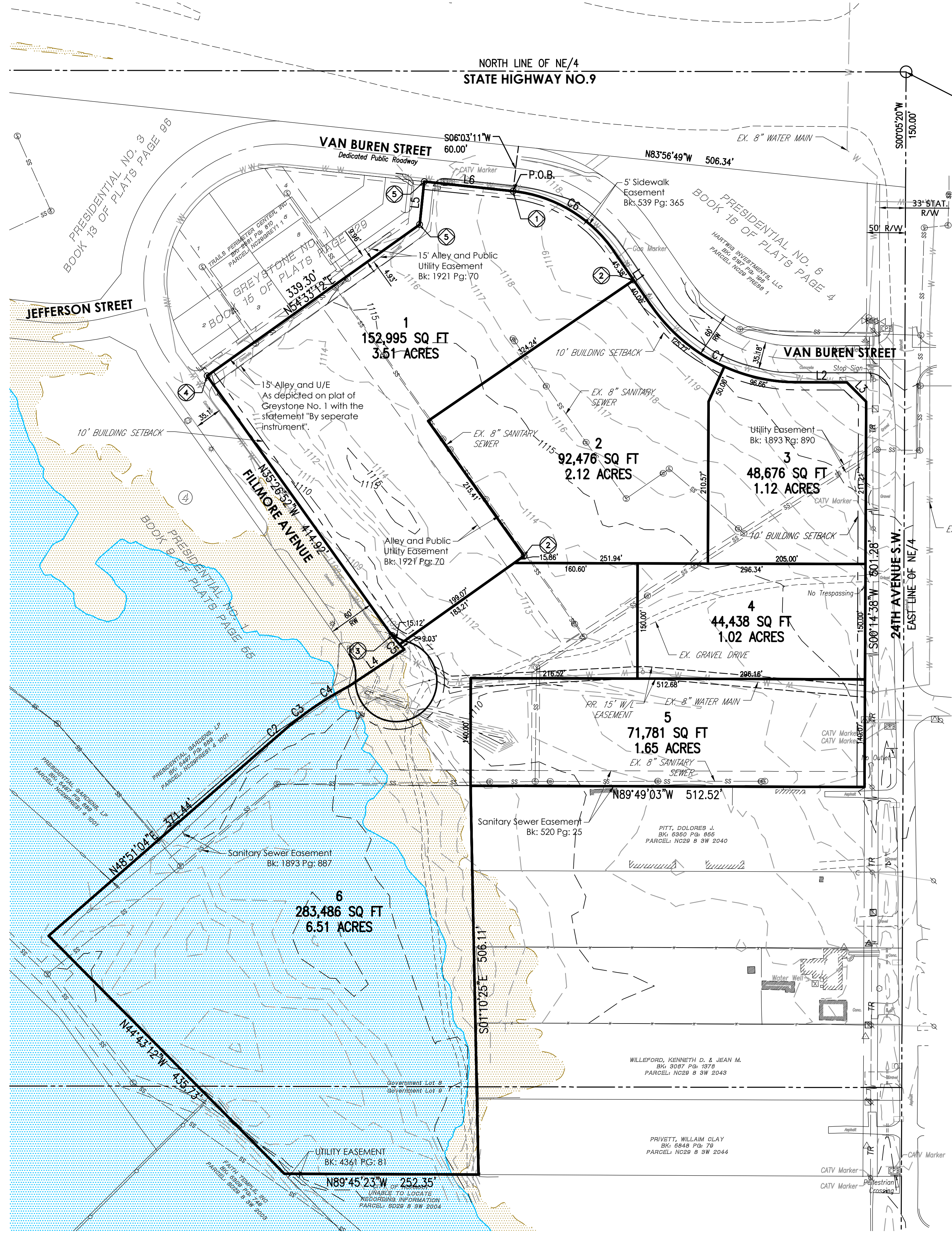
(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE WATER QUALITY PROTECTION ZONE (WQPZ) EASEMENT EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH [SUBSECTION] 19-514(E) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTION AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF VICTORY FAMILY CHURCH 2024 PARKING; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS 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.



POINT OF COMMENCEMENT
NE CORNER OF GOV'T. LOT 8,
SECTION 2, T8N, R3W, I.M.

- NOTES**
- THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
 - CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS: MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973" FOR ALL PAVED SURFACES.
 - PROPERTY CORNER MONUMENTS SET SHALL BE: 3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973".
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE WATER QUALITY PROTECTION ZONE (WQPZ) EASEMENT EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH [SUBSECTION] 19-514(E) OF THE NORMAN CITY CODE.
 - PORTIONS OF SUBJECT TRACT FALL WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED, SHOWN HEREON USING GIS DATA PROVIDED BY FEMA AS A PART OF THE NFHL.

FIRM PANEL: 40027C0280J
EFFECTIVE DATE: 01/15/2021

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE - AN AREA INUNDED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH DATA HAVE BEEN DETERMINED.
 - BENCHMARK #1 - FOUND BRASS CAP STAMPED "CA2054" ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 77.

NORTHING: 705877.72
EASTING: 2123692.73
ELEVATION: 1148.99
 - THERE WILL BE NO SIDEWALK OR PAVING IMPROVEMENTS ALONG SW 24TH AVENUE.

LEGAL DESCRIPTION

A tract of land situated in Government Lot 8, Section 2 (Two), Township Eight (8) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma; said tract being more particularly described as follows:

Commencing at the Northeast Corner of said Government Lot 8 of Section 2; thence S00°05'20"W along the East line of said Government Lot 8 a distance of 150.00 feet; thence N83°56'49"W a distance of 506.34 feet; thence S06°03'11"W a distance of 60.00 feet to the Point of Beginning, said point being on the Southerly right-of-way line of Van Buren Street; thence along said right of way the following five (5) courses:

- along a curve to the right having a radius of 182.58 feet, an arc distance of 157.57 feet with a chord bearing of S59°10'12"E and a chord distance of 152.73 feet; thence
- S34°26'48"E a distance of 85.44 feet to the beginning of a curve to the left; thence
- 222.43 feet along the arc of said curve having a radius of 230.00 feet, subtended by a chord of 213.87 feet which bears S62°09'08"E; thence
- S89°51'28"E a distance of 65.65 feet; thence
- S44°51'28"E a distance of 35.51 feet; thence

S00°14'38"W a distance of 501.28 feet; thence
N89°49'03"W a distance of 512.52 feet; thence
S01°10'25"E a distance of 506.11 feet; thence
N89°45'23"W a distance of 252.35 feet; thence
N44°43'12"W a distance of 435.73 feet; thence
N48°51'04"E a distance of 371.44 feet to the beginning of a curve to the right; thence
47.92 feet along the arc of said curve having a radius of 1475.53 feet, subtended by a chord of 47.92 feet which bears N49°14'21"E to the beginning of a curve to the right; thence
32.89 feet along the arc of said curve having a radius of 452.68 feet, subtended by a chord of 32.89 feet which bears N53°06'09"E the beginning of a curve to the right; thence
56.15 feet along the arc of said curve having a radius of 465.78 feet, subtended by a chord of 56.12 feet which bears N58°44'15"E; thence
N56°26'55"E a distance of 86.65 feet to the beginning of a non-tangent curve to the right; thence
24.14 feet along the arc of said curve having a radius of 123.70 feet, subtended by a chord of 24.11 feet which bears N41°02'18"W; thence
N35°26'52"W a distance of 414.92 feet; thence
N54°33'12"E a distance of 339.30 feet; thence
N06°06'23"E a distance of 56.18 feet to a point on the Southerly right-of-way line of Van Buren Street; thence
S83°53'37"E along said Southerly right-of-way line a distance of 116.23 feet to the POINT OF BEGINNING.

Said tract contains 693,852 Sq Ft or 15.93 Acres, more or less.

**PRELIMINARY PLAT
VAN BUREN SELF STORAGE**

3000 Points Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6274
www.craftontull.com

SHEET NO.: 1 of 1
DATE: 06/18/2026
PROJECT NO.: 25612500

CERTIFICATE OF AUTHORIZATION:
CA 973 (FIELD) EXPIRES 6/30/2026