

Zoning

I-2 Heavy Industrial District

Lot Count

Industrial: 3 lots
Lot 1: Industrial
Lot 2: Church
Lot 3: Industrial
Total Acres: 30.24

Engineer/Surveyor

Blew & Associates, P.A.
c/o Jason A. Spencer, P.E.
13900 Wireless Way
Oklahoma City, OK 73134

Owner / Developer

Jackson Freedom Farms, LLC
c/o Austin Jackson
4701 N Porter Avenue
Norman, OK 73071

Notes

- Existing Zoning is I-2. No Change to Zoning is proposed.
- All public utilities will be in dedicated easements.
- All common areas and drainage easements within this development will be maintained by the owner/ property owners association.
- Refer to drainage report for specific data.
- Vertical Datum Referenced: NAVD 88.
- WQPZ indicates the Water Quality Protective Zone. There shall be no clearing, grading, construction or disturbance of vegetation in this area except as permitted by the Director of Public Works, unless such disturbance is done in accordance with 30-514 (E) of the Norman City Code. The WQPZ is subject to protective covenants that may be found in the Land Records and that may restrict disturbance and use of these areas.

Legal Description

A tract of land situate within the Southeast Quarter (SE/4) of Section Thirteen (13), Township Nine North (T9N), Range 3 West (R3W) of the Indian Meridian (I.M.) in Norman, Cleveland County, Oklahoma, being more particularly described as follows:

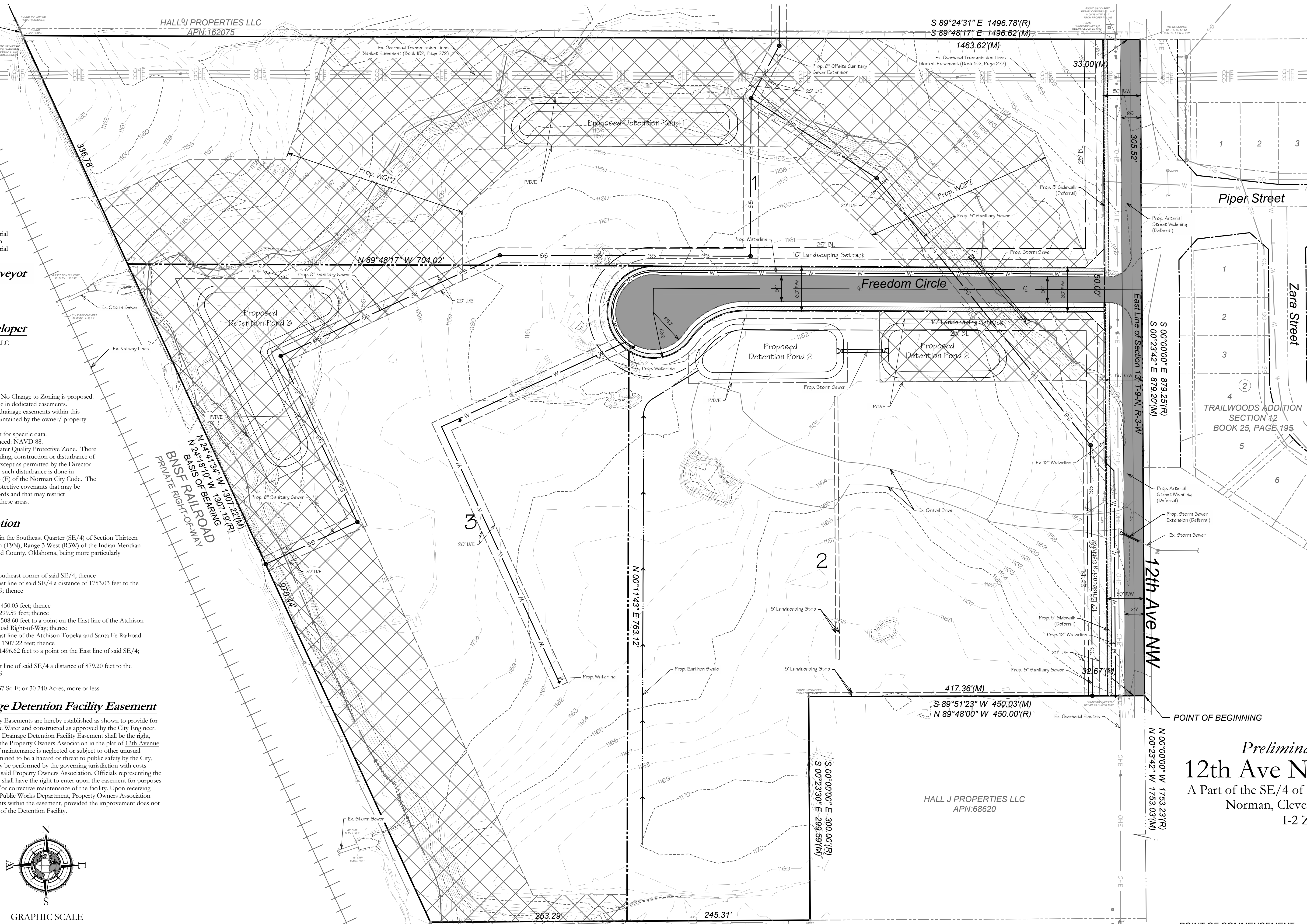
COMMENCING at the Southeast corner of said SE/4; thence N00°23'42"W along the East line of said SE/4 a distance of 1753.03 feet to the POINT OF BEGINNING; thence

S89°51'23"W a distance of 450.03 feet; thence S00°23'30"E a distance of 299.59 feet; thence S89°41'48"W a distance of 508.60 feet to a point on the East line of the Atchison Topeka and Santa Fe Railroad Right-of-Way; thence N24°41'34"W along the East line of the Atchison Topeka and Santa Fe Railroad Right-of-Way a distance of 1307.22 feet; thence S89°48'17"E a distance of 1496.62 feet to a point on the East line of said SE/4; thence S00°23'42"E along the East line of said SE/4 a distance of 879.20 feet to the POINT OF BEGINNING.

Said tract contains 1,317,237 Sq Ft or 30.240 Acres, more or less.

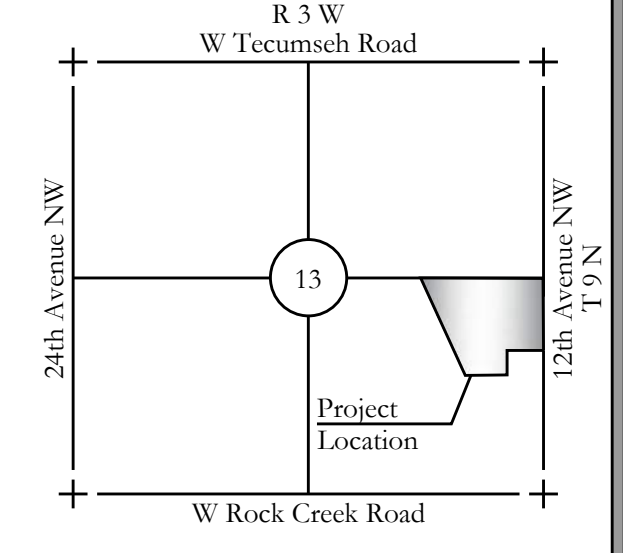
Storm Drainage Detention Facility Easement

Drainage Detention Facility Easements 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 Easement shall be the right, duty and responsibility of the Property Owners Association. 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 Owners Association may construct improvements within the easement, provided the improvement does not interfere with the function of the Detention Facility.



Legend & Symbols

- Boundary Line
- Right of Way Line
- Building Limit Line
- Lot Lines
- Access Easement
- Building Limit Line
- Ex. Index Contour Major
- Ex. Index Contour Minor
- Prop. Curb
- Flow Path
- WQPZ Boundary
- Concrete Paving
- 5' Wide Sidewalk
- A/E Access Easement
- R/W Right of Way
- U/E Utility Easement
- D/E Drainage Easement
- P/D/E Private Drainage Easement
- BL Building Limit
- Ex. Existing



Preliminary Plat of
12th Ave NW Industrial
 A Part of the SE/4 of Sec. 13, T9N, R3W, I.M.
 Norman, Cleveland County, OK
 I-2 Zoning



13900 Wireless Way
 Oklahoma City, OK 73134
 CA No. 5387
 Office: (405) 213-0124
 www.BLEWINC.com
 Project No: 24-2921
 2024-11-06
 Sheet 1 of 3

