PRELIMINARY PLAT
SAXON INDUSTRIAL PARK

A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E. 1/4, SECTION 10, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

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 IN THE PLAT OF SAXON INDUSTRIAL PARK; 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 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.

OWNER'S INFORMATION

Norman Economic Development Coalition, Inc. (NEDC, Inc.)
P.O. Box 5387, Norman, OK 73070-5387.

Chickasaw Nation Industries, Inc.
2600 John Saxon Blvd., Norman, OK 73071-116

LEGAL DESCRIPTION:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Ten (10), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.), City of Norman, Cleveland County, Oklahoma, being particularly described as follows:

BEGINNING at the Southeast corner of said Northeast Quarter (NE/4);

THENCE North 00°23'21" East (North 00°23'36" East - record), along the East line of said Northeast (NE/4), a distance of 672.58 feet (673.01' - record) to the Southeast corner of Lot 1, Block 1 of SAXON INDUSTRIAL PARK, PHASE II, an addition to the City of Norman, according to the plat recorded of Book 18 Plats, Page 78, filed in the offices of the County Clerk of Cleveland County, Oklahoma;

THENCE along the South and East Boundary lines of said SAXON INDUSTRIAL PARK, PHASE II for the following 3 courses:

1. South 89°26'19" East (South 89°25'44" East - record), a distance of 552.86 feet;
2. Northerly on a curve to the right, having a radius of 270.00 feet, central angle of 28°50'59", chord bearing of North 14°02'09" West (North 14°01'33" West - record), chord distance of 134.52 feet, for an arc length of 135.95 feet;
3. North 00°23'21" East (North 00°23'36" East - record), a distance of 536.06 feet (537.04' - record);

THENCE South 89°52'36" East (South 89°49'59" East - record), a distance of 887.06 feet (887.98' - record);

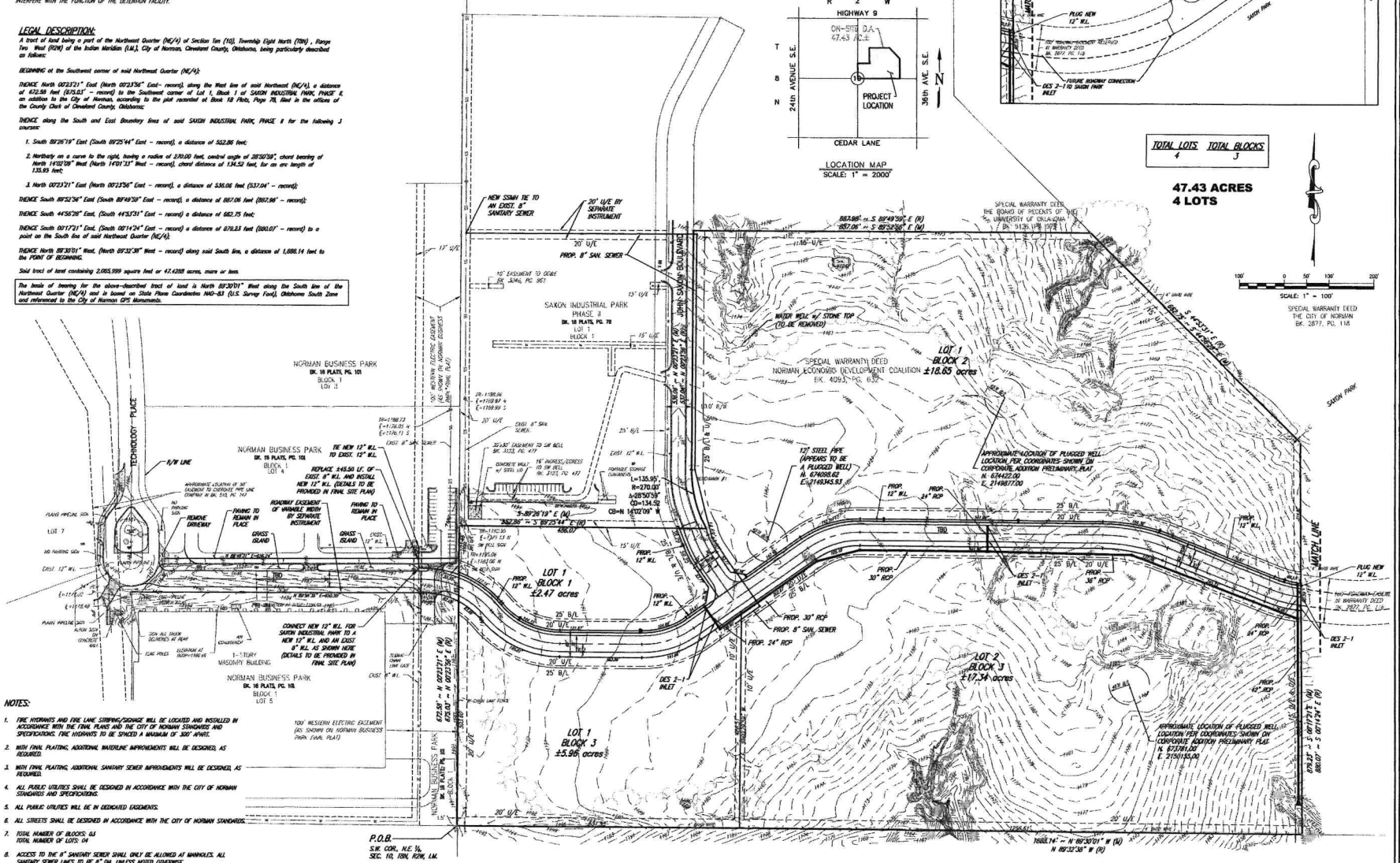
THENCE South 44°56'28" East, (South 44°53'31" East - record) a distance of 682.75 feet;

THENCE South 00°17'21" East, (South 00°14'24" East - record) a distance of 879.33 feet (880.07' - record) to a point on the South line of said Northeast Quarter (NE/4);

THENCE North 89°30'01" West, (North 89°32'36" West - record) along said South line, a distance of 1,888.14 feet to the POINT OF BEGINNING.

Said tract of land containing 2,065,999 square feet or 47.4288 acres, more or less.

The basis of bearing for the above-described tract of land is North 89°30'01" West along the South line of the Northeast Quarter (NE/4) and is based on State Plane Coordinates NAD-83 (U.S. Survey Foot), Oklahoma South Zone and referenced to the City of Norman GPS Monuments.



NOTES:

1. FIRE HYDRANTS AND FIRE LANE STRIPING/SIGNAGE WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
2. WITH FINAL PLATTING, ADDITIONAL WATERLINE IMPROVEMENTS WILL BE DESIGNED, AS REQUIRED.
3. WITH FINAL PLATTING, ADDITIONAL SANITARY SEWER IMPROVEMENTS WILL BE DESIGNED, AS REQUIRED.
4. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
5. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
6. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
7. TOTAL NUMBER OF BLOCKS: 03
   TOTAL NUMBER OF LOTS: 04
8. ACCESS TO THE 8" SANITARY SEWER SHALL ONLY BE ALLOWED AT MANHOLES. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.

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SURVEYED BY:
DURHAM SURVEYING, INC.
1819 SOUTH MORGAN ROAD
OKLAHOMA CITY, OK 73128
C.A. NO: 5313
EXPIRES JUNE 30, 2020
PHONE: (405) 265-3404

NOT VALID FOR CONSTRUCTION
MUHAMMAD ASHRAF KHAN 18318 OKLAHOMA
UNLESS SEALED IN THIS BLOCK

SAXON INDUSTRIAL PARK
36th AVE. S.E. & HIGHWAY 9
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
819 West Main - Oklahoma City, OK 73103
Ph: 405-235-7715 Fax: 405-235-7669
CERTIFICATE OF AUTHORIZATION NO. CA-461 EXP. 06/30/2021

Rev.	Description	By	Date
1	Revised per City Tech Review comments.		11/18/2019
2	Revised per City Tech Review comments.		12/16/2019

PROJECT NO.: 6380.00
DATE: 4/01/20
SCALE: 1" = 100'
DRAWN BY: D.C.
ENGINEER: Muhammad Ashraf Khan
P.E. NUMBER: 18318

PRELIMINARY PLAT

SHEET NO.
1