FINAL PLAT

SAXON INDUSTRIAL PARK PHASE III

A PLANNED UNIT DEVELOPMENT

A PART OF THE N.E. 1/4, SECTION 10, T8N, R2W I.M.

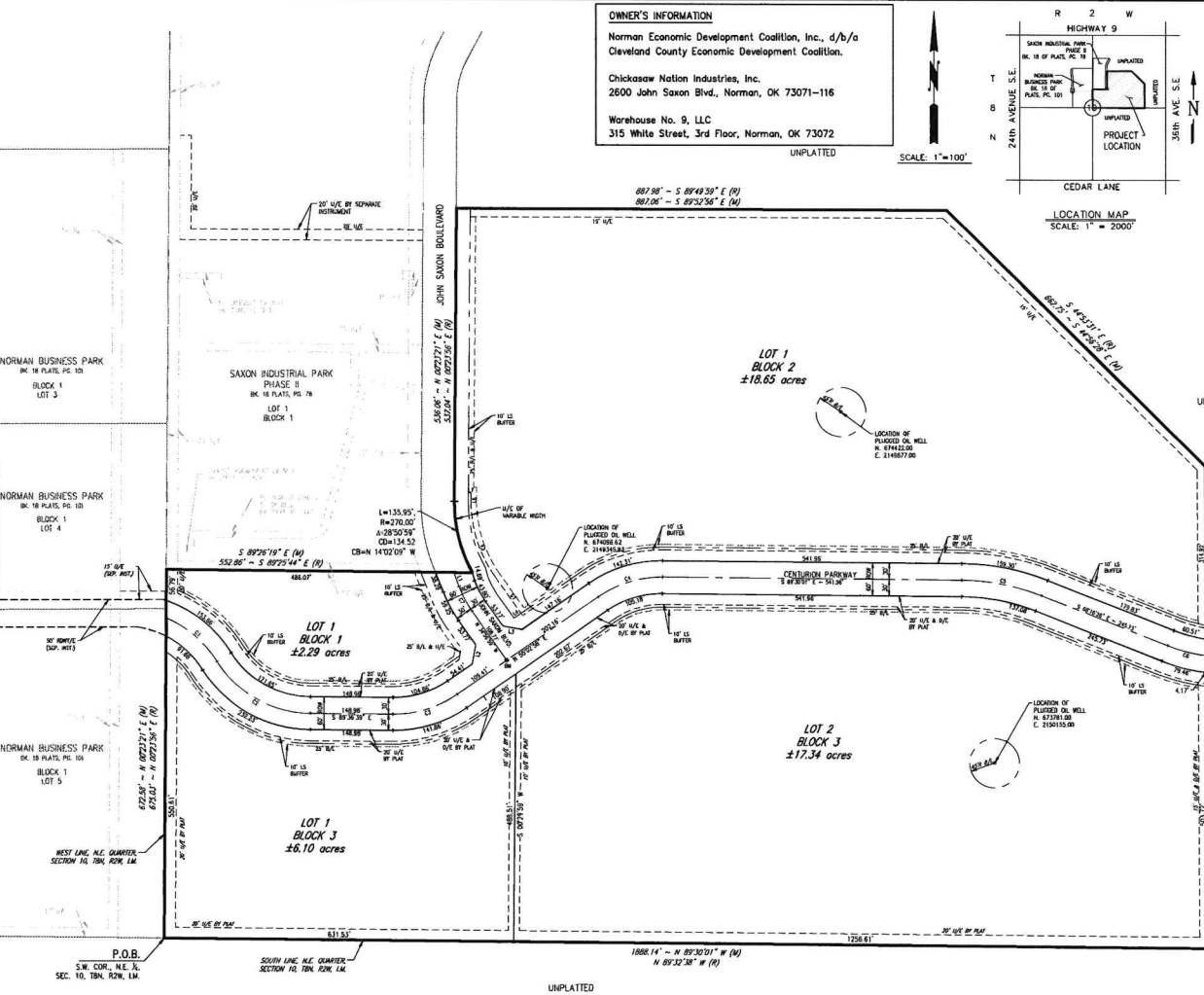
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER'S INFORMATION

Norman Economic Development Coalition, Inc., d/b/a
Cleveland County Economic Development Coalition.

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

Warehouse No. 9, LLC
315 White Street, 3rd Floor, Norman, OK 73072



LOCATION MAP
SCALE: 1" = 2000'

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 Southwest corner of said Northeast Quarter (NE/4);

THENCE North 00°23'21" East (North 00°23'56" East- record), along the West line of said Northeast (NE/4), a distance of 672.58 feet (675.03' - record) to the Southwest corner of Lot 1, Block 1 of SAXON INDUSTRIAL PARK, PHASE II, an addition to the City of Norman, according to the plat recorded at 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°23'56" East - record), a distance of 536.06 feet (537.04' - record);

THENCE South 89°52'56" East (South 89°49'59" East -- record), a distance of 887.06 feet (887.98' - record);

THENCE South 44°56'28" East, (South 44°55'31" East - record) a distance of 662.75 feet;

THENCE South 00°17'21" East, (South 00°14'24" East - record) a distance of 879.23 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°32'38" 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 47.43 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.

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 PHASE III ; 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.

NOTES:

1. EXISTING EASEMENTS TO REMAIN IN PLACE ARE SHOWN HEREON BY SPECIFIC RECORDING INFORMATION.
2. UNLESS NOTED OTHERWISE, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.
3. UNLESS NOTED OTHERWISE, ALL PROPERTY CORNERS ARE SET 1/2" IRON PINS WITH CA 6391 CAPS OR SET MAG NAILS WITH CA 6391 TAGS.

SAXON INDUSTRIAL PARK PHASE III LOT SUMMARY TABLE		
BLOCK 1	LOT 1	±2.29 acres
BLOCK 2	LOT 1	±18.65 acres
BLOCK 3	LOT 1	±6.10 acres
	LOT 2	±17.34 acres
RIGHT OF WAY		±3.05 acres
TOTAL		±47.43 acres

TOTAL BLOCKS :	3
TOTAL LOTS :	4

BENCHMARK:
BRASS CAP SET AT INTERSECTION OF JOHN SAXON BLVD. & CENTURION PARKWAY
ELEV. = _____

● SET 1/2" I.P. W/ C.A. 6414 CAP AT ALL PROPERTY CORNERS

D/E = DRAINAGE EASEMENT
RDWY/E = ROADWAY EASEMENT
PED/E = PEDESTRIAN EASEMENT
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
-1000- = ADDRESS

Date: July 31, 2025

SMC Consulting Engineers, P.C
815 W. Main Street
Oklahoma City, OK 73106
Ph.:(405) 232-7715
Oklahoma CA#464 Exp.:6-30-2027

CURVE TABLE

CURVE	DELTA	ARC LENGTH	CHORD LENGTH	RADIUS	CHORD BEARING	DELTA RADIAL
C1	90°00'00"	39.27'	35.36'	25.00'	S 45°31'21" E	90°00'00"
C2	90°00'00"	39.27'	35.36'	25.00'	N 44°28'39" E	90°00'00"
C3	90°00'00"	113.04'	101.82'	72.00'	S 45°31'21" E	90°00'00"
C4	90°00'00"	188.79'	169.91'	120.00'	S 44°28'39" W	90°00'00"
C5	90°00'00"	188.79'	169.91'	120.00'	N 45°31'21" W	90°00'00"
C6	90°00'00"	113.04'	101.82'	72.00'	N 44°28'39" E	90°00'00"
C7	90°00'00"	39.27'	35.36'	25.00'	S 44°28'39" W	90°00'00"
C8	90°00'00"	39.27'	35.36'	25.00'	N 45°31'21" W	90°00'00"
C9	240°00'00"	502.65'	452.39'	320.00'	S 45°31'21" E	240°00'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°30'01" E	26.42'
L2	S 00°17'21" E	26.42'
L3	S 00°17'21" E	26.42'
L4	S 89°30'01" E	13.00'
L5	S 00°17'21" E	66.00'
L6	S 89°30'01" E	13.00'
L7	S 00°17'21" E	66.00'
L8	S 89°30'01" E	1.00'

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.