

PRELIMINARY PLAT
LIBERTY POINT
A PLANNED UNIT DEVELOPMENT

BEING A PART OF THE EAST HALF (E/2), OF SECTION SIXTEEN (16) AND A PART OF THE SOUTHWEST QUARTER (SW/4), OF SECTION FIFTEEN (15), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

DEVELOPER:
WIGGIN INVESTMENTS, LLC
5801 N BROADWAY EXT. STE 120
OKLAHOMA CITY, OK 73118

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = 151.05 ACRES
NUMBER OF LOTS = 24
CURRENT ZONING = I-1

LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, LYING EAST OF THE US HIGHWAY NO. 77 EAST RIGHT OF WAY AND SOUTH OF A LINE DESCRIBED AS BEING PARALLEL TO AND 2599.24 FEET SOUTH OF THE NORTH SECTION LINE OF SAID NE/4; ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;
THENCE S 00°00'24" W, ON THE EAST LINE OF THE NE/4 OF SAID SECTION 16 FOR A DISTANCE OF 2599.24 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SOUTH LAKE INDUSTRIAL PARK ADDITION;

THENCE S 00°00'24" W ON THE EAST LINE OF SAID NE/4 FOR A DISTANCE OF 41.65 FEET TO THE SOUTHEAST CORNER OF SAID NE/4;

THENCE S 89°18'32" W ON THE SOUTH LINE OF SAID NE/4 FOR A DISTANCE OF 614.49 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 77;

THENCE N 27°35'11" W ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 44.60 FEET TO A POINT ON THE SOUTH LINE OF SOUTH LAKE INDUSTRIAL PARK ADDITION;

THENCE N 89°08'24" E ON SAID SOUTH LINE FOR A DISTANCE OF 635.17 FEET TO THE POINT OF BEGINNING;

AND,
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, LYING EAST AND NORTH OF THE US HIGHWAY NO. 77 RIGHT OF WAY; ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4;
THENCE S 00°00'24" W ON THE EAST LINE OF THE SE/4 FOR A DISTANCE OF 1004.18 FEET;

THENCE S 62°24'49" W FOR A DISTANCE OF 77.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 77;

THENCE N 27°35'11" W, ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 300.00 FEET;

THENCE N 28°32'28" W ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 300.04 FEET;

THENCE N 27°35'11" W ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 567.94 FEET TO A POINT ON THE NORTH LINE OF SAID SE/4;

THENCE N 89°18'32" E ON SAID NORTH LINE FOR A DISTANCE OF 614.49 FEET TO THE POINT OF BEGINNING;

AND,
PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4;

THENCE N 89°53'33" W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 100.00 FEET;

THENCE N 00°00'07" E AND PARALLEL WITH THE EAST LINE OF SAID SW/4 A DISTANCE OF 363.00 FEET;

THENCE N 89°53'33" W AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 750.00 FEET;

THENCE S 00°00'07" W AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 363.00 FEET TO A POINT ON SAID SOUTH LINE;

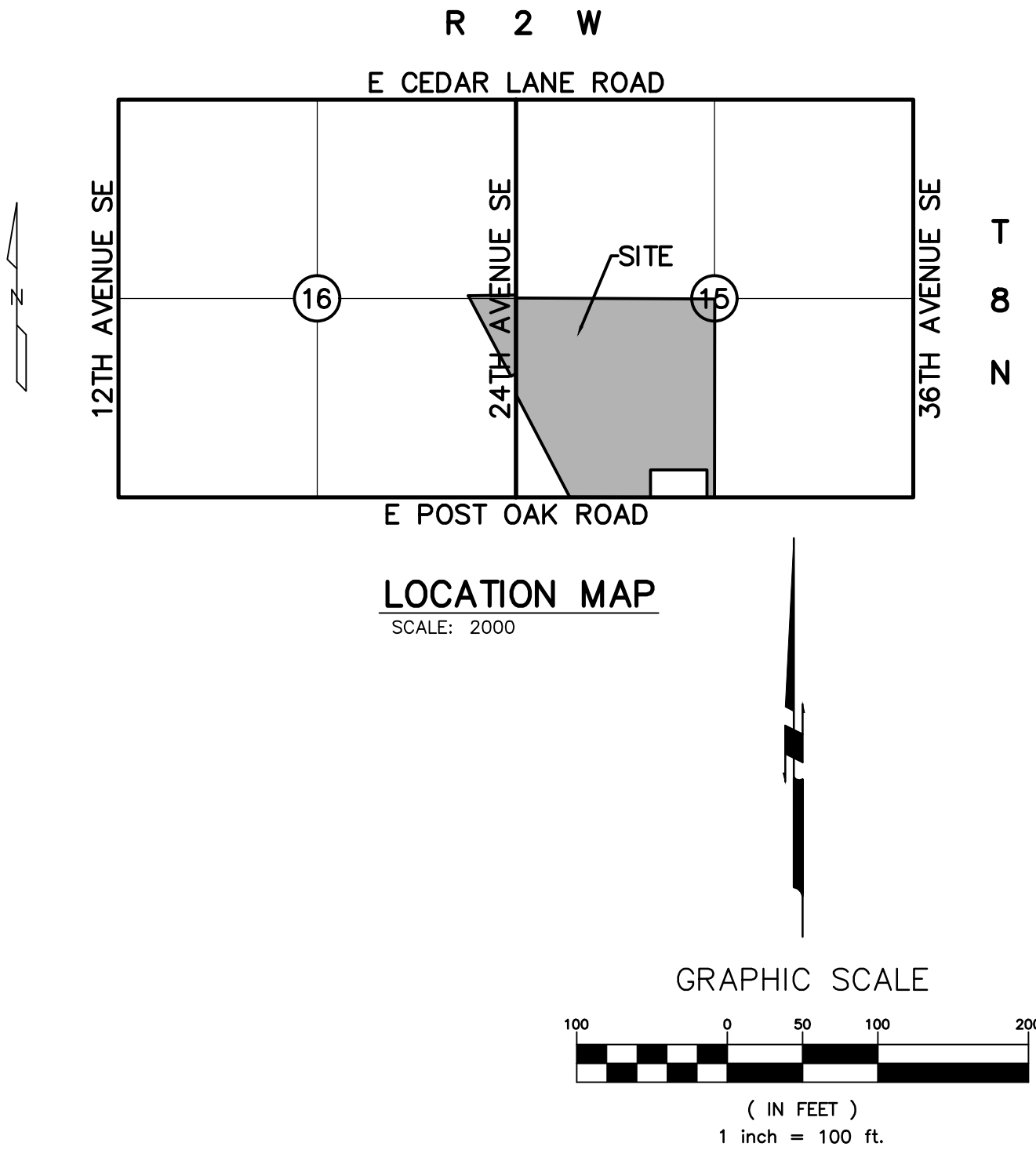
THENCE N 89°53'33" W ALONG SAID SOUTH LINE A DISTANCE OF 1076.44 FEET;

THENCE N 27°30'23" W A DISTANCE OF 1538.58 FEET TO A POINT ON THE WEST LINE OF SAID SW/4;

THENCE N 00°01'19" W ALONG SAID WEST LINE A DISTANCE OF 1278.03 FEET TO THE NORTHWEST CORNER OF SAID SW/4;

THENCE S 89°44'29" E ALONG THE NORTH LINE OF SAID SW/4 A DISTANCE OF 2637.64 FEET TO THE NORTHEAST CORNER OF SAID SW/4;

THENCE S 00°00'07" W ALONG THE EAST LINE OF SAID SW/4 A DISTANCE OF 2634.38 FEET TO THE POINT OF BEGINNING.



PG=PAGE
BK=BOOK
R/W = RIGHT-OF-WAY
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
PD/E = PRIVATE DRAINAGE EASEMENT
ESMT = EASEMENT
(X) BLOCK NO.

— ■ — ■ — PROP. SANITARY SEWER
— ■ — ■ — EXIST. SANITARY SEWER
— ■ — ■ — PROP. WATERLINE
— ■ — ■ — EXIST. WATERLINE

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CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
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Phone: (405) 265-0641
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

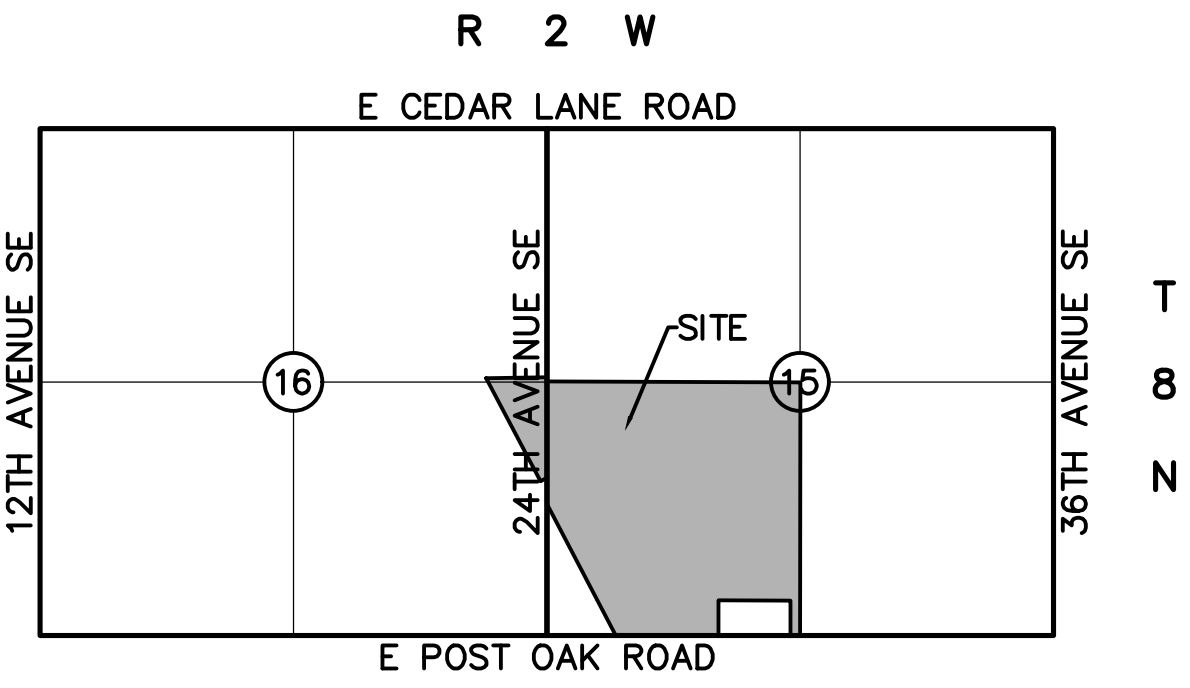
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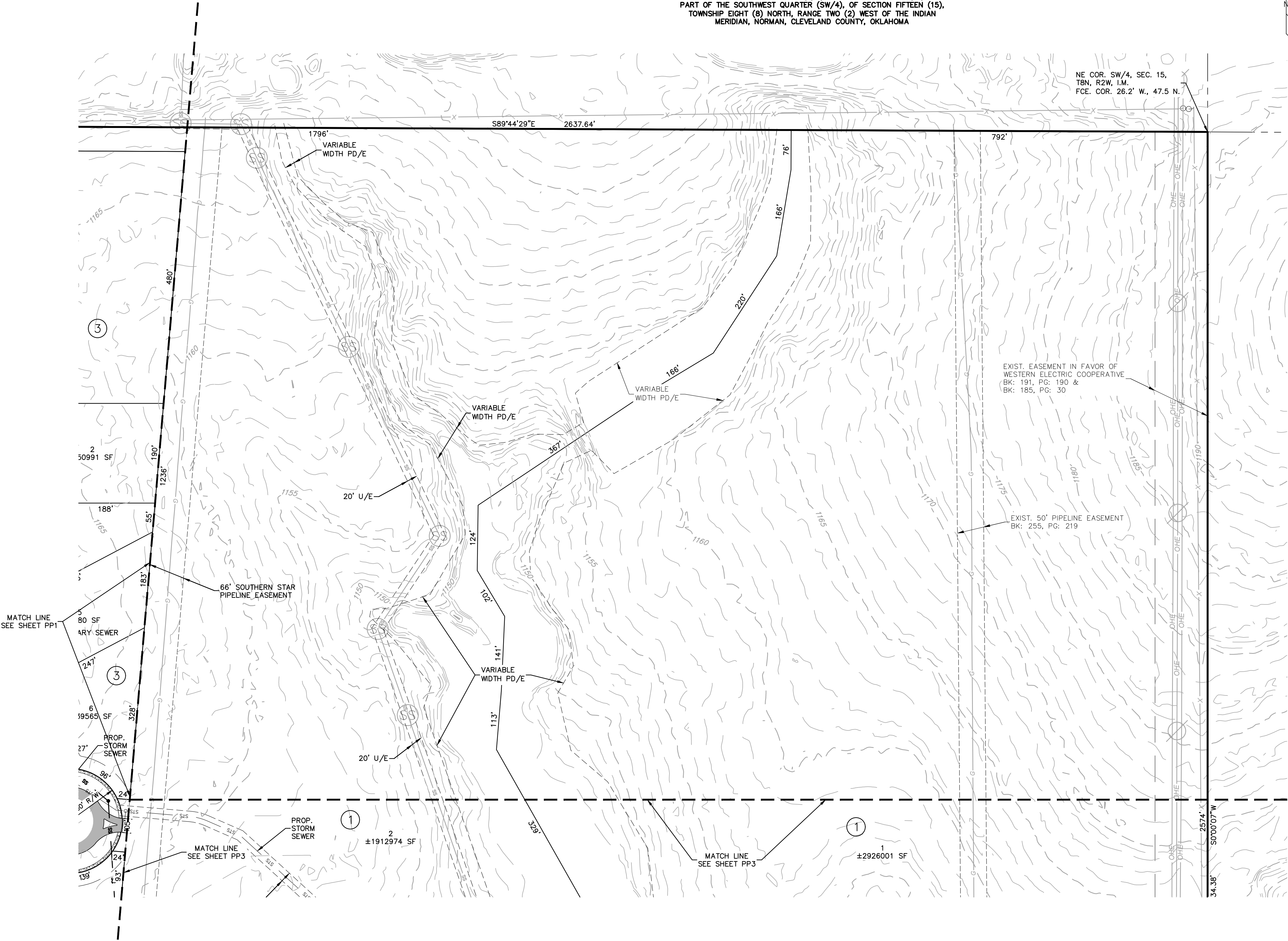
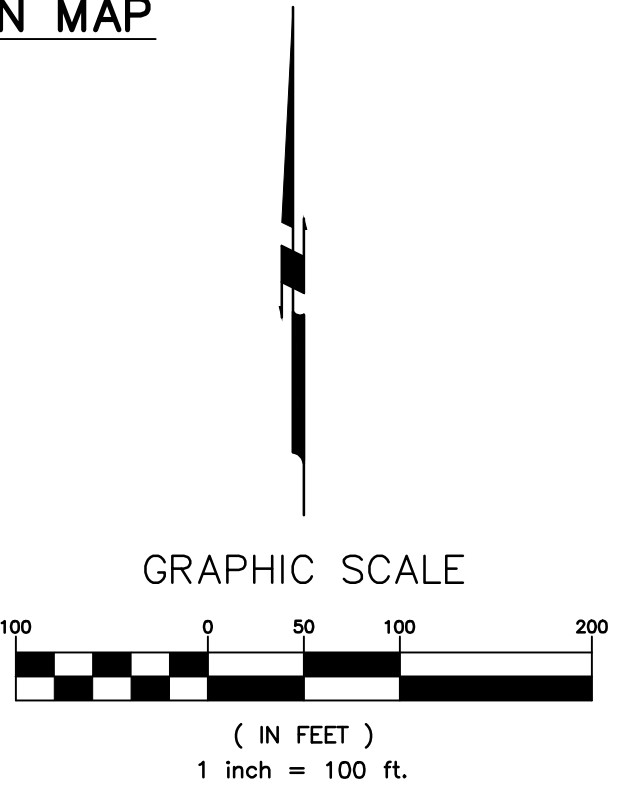
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MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

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LOCATION MAP
SCALE: 2000



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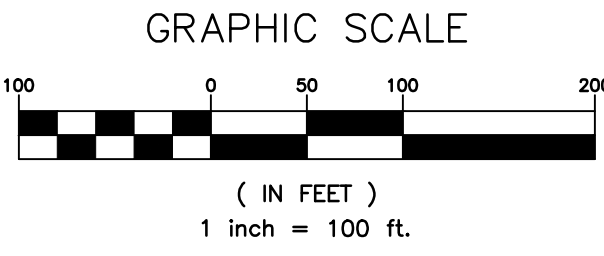
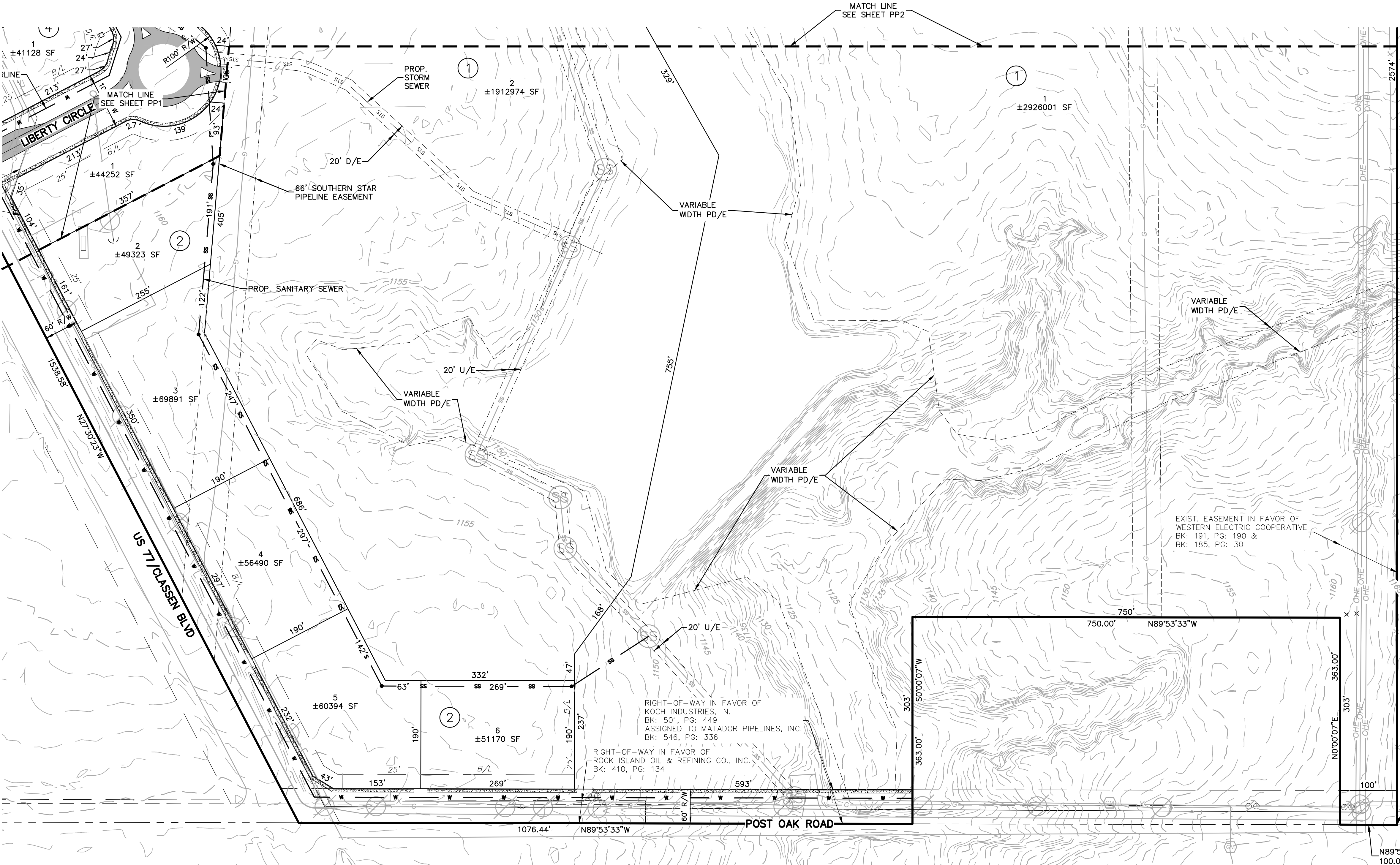
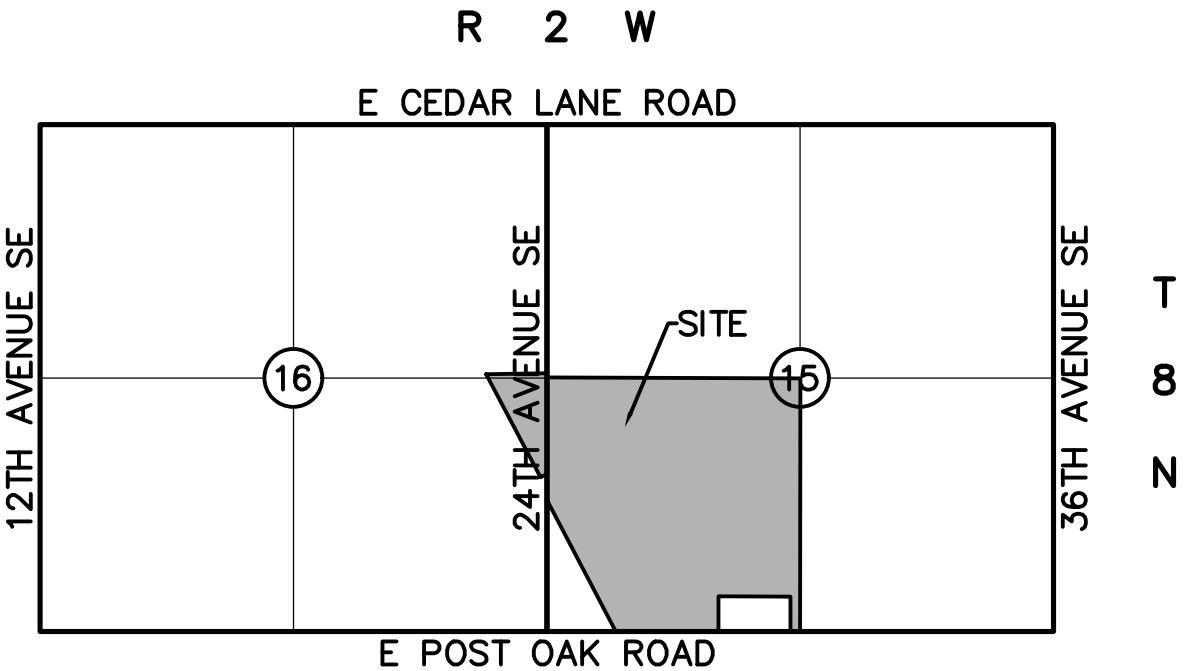
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FND. MAG. W/CA 973 TAG
PER O.C.R., HURERT USELTON
SE COR. SW/4, SEC. 15,
T8N, R2W, I.M.
FCE. COR. 0.7' W., 40.6' N.

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