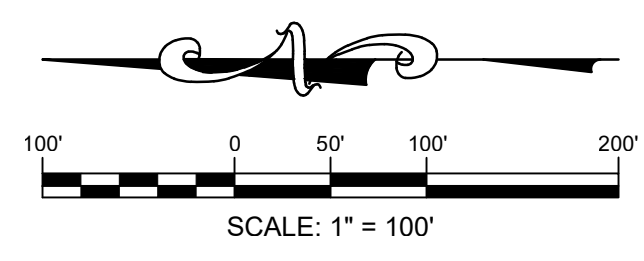


PRELIMINARY PLAT
**UNIVERSITY NORTH PARK
 ENTERTAINMENT DISTRICT**
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE E./2, SEC. 14, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGEND

- BL BUILDING SETBACK LINE
- LS LANDSCAPE
- U/E UTILITY EASEMENT
- S/SW SANITARY SEWER EASEMENT
- W/E WATER LINE EASEMENT
- D/E DRAINAGE EASEMENT
- R/E ROADWAY EASEMENT
- S.S. SANITARY SEWER
- W.L. WATER LINE
- F.H. FIRE HYDRANT
- P.S. PROPOSED SURFACE FLOW LIMITS OF NO ACCESS
- LNA LOCAL NEIGHBORHOOD AREA
- RCA RESIDENTIAL COMMON AREA



LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 89°06'20" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 206.65 FEET;

THENCE NORTH 07°12'08" WEST, A DISTANCE OF 280.1 FEET TO A POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE DRIVE AS ESTABLISHED IN BOOK 5288, PAGE 82 WITH THE NORTH RIGHT OF WAY LINE OF ROCK CREEK ROAD AS ESTABLISHED IN BOOK 4630, PAGE 406 AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE DRIVE, THE FOLLOWING FIVE (5) COURSES:

- CONTINUING NORTH 00°21'28" WEST, A DISTANCE OF 1,107.06 FEET TO A POINT OF CURVATURE;
- NORTHERLY ALONG A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 910.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 05°50'27" EAST, A DISTANCE OF 196.52 FEET) FOR AN ARC DISTANCE OF 196.90 FEET TO A POINT OF REVERSE CURVATURE;
- NORTHERLY ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 990.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 09°04'11" WEST, A DISTANCE OF 202.77 FEET) FOR AN ARC DISTANCE OF 203.13 FEET;
- NORTH 00°17'00" EAST, A DISTANCE OF 1,427.78 FEET;
- NORTH 47°18'29" EAST, A DISTANCE OF 244.88 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CORPORATE CENTER DRIVE AS ESTABLISHED BY SAID DOCUMENT RECORDED IN BOOK 5288, PAGE 82;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING FIVE (5) COURSES:

- NORTH 89°38'32" EAST, A DISTANCE OF 915.55 FEET TO A POINT OF CURVATURE;
- EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 89°38'42" EAST, A DISTANCE OF 396.34 FEET) FOR AN ARC DISTANCE OF 405.82 FEET TO A POINT OF REVERSE CURVATURE;
- EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 159.92 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 82°04'47" EAST, A DISTANCE OF 249.79 FEET) FOR AN ARC DISTANCE OF 286.65 FEET;
- SOUTH 30°46'30" EAST, A DISTANCE OF 177.61 FEET;
- SOUTH 20°48'48" WEST, A DISTANCE OF 32.32 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 24TH AVENUE N.W. AS ESTABLISHED IN BOOK 2552, PAGE 472;

THENCE SOUTH 30°46'30" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE CENTERLINE OF SAID 24TH AVENUE N.W.;

THENCE ALONG SAID CENTERLINE, THE FOLLOWING FOUR (4) COURSES:

- SOUTH 59°13'30" WEST, A DISTANCE OF 506.75 FEET TO A POINT OF CURVATURE;
- SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,225.41 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 10°24'11" WEST, A DISTANCE OF 1,844.68 FEET) FOR AN ARC DISTANCE OF 2,088.36 FEET;
- SOUTH 38°25'59" EAST, A DISTANCE OF 400.00 FEET TO A POINT OF CURVATURE;
- SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,905.41 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 25°52'38" EAST, A DISTANCE OF 827.54 FEET) FOR AN ARC DISTANCE OF 834.18 FEET;

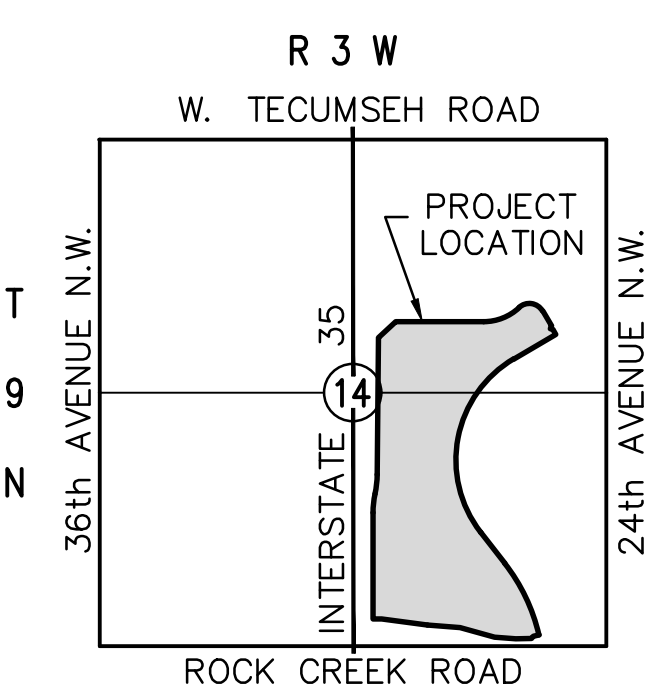
THENCE SOUTH 38°04'45" WEST, A DISTANCE OF 31.45 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ROCK CREEK ROAD AS ESTABLISHED IN BOOK 4830, PAGE 406;

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION WAS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83-SOUTH ZONE) USING A BEARING OF NORTH 89°38'20" EAST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN.

LOT SUMMARY

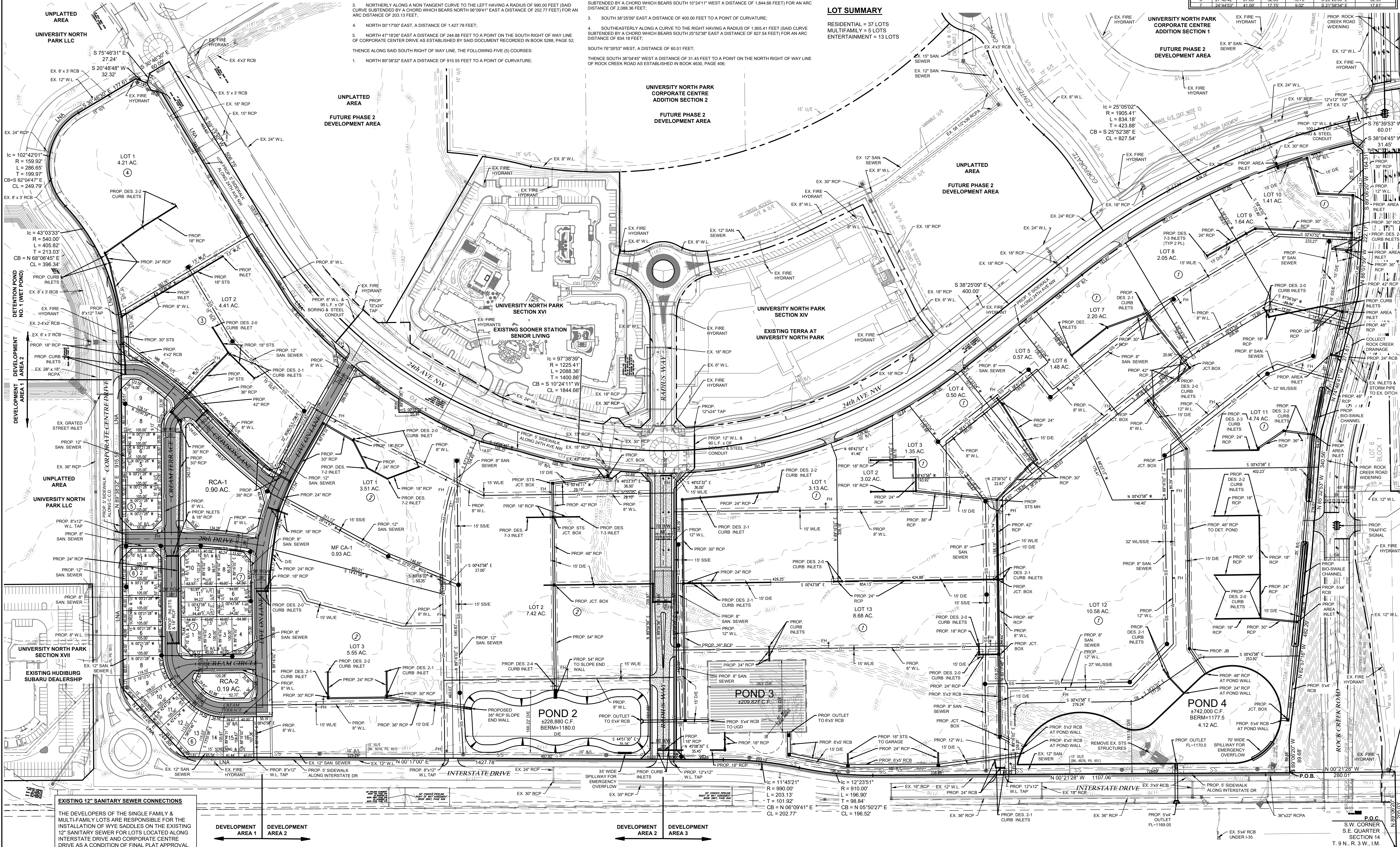
RESIDENTIAL = 37 LOTS
 MULTIFAMILY = 5 LOTS
 ENTERTAINMENT = 13 LOTS

- NOTES:**
- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
 - ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 - REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
 - ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
 - ALL PROPOSED WATER LINES ARE 8-INCH AND 12-INCH EXCEPT AS NOTED.
 - ALL ISLANDS AND/OR MEDIANS WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
 - PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.
 - WATER LINES SHALL BE AT LEAST 10 FEET FROM ANY PROPOSED OR EXISTING STRUCTURE, MEASURED FROM THE EDGE OF THE OUTERMOST WALL, UNLESS OTHERWISE APPROVED BY THE UTILITY ENGINEER.
 - ALL TRASH ENCLOSURES SHALL BE CONSTRUCTED WITH OPAQUE MATERIALS & SHALL BE ORIENTED TO BE SCREENED FROM VIEW FROM 24TH AVENUE NW.
 - THE PRIVATE STREETS MAY BE NAMED FOR THE CITY ADDRESS SYSTEM. ALL NAMED STREETS SHALL BE BUILT TO CITY OF NORMAN STANDARDS AND SPECIFICATIONS.



CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
1	23°12'20"	400.00'	162.02'	82.13'	S 79°07'26" E	160.91'
2	32°16'28"	37.00'	33.24'	16.15'	S 64°34'36" E	32.57'
3	07°42'38"	312.00'	42.00'	23.04'	S 34°30'37" E	41.99'
4	45°20'14"	32.00'	25.32'	13.36'	S 08°03'51" E	24.67'
5	09°00'00"	30.00'	47.12'	30.00'	S 45°43'52" E	42.42'
6	27°48'52"	67.68'	30.85'	16.76'	S 20°26'39" E	32.52'
7	24°44'22"	41.00'	17.76'	9.02'	S 21°58'34" E	17.61'



OWNER
 UNIVERSITY NORTH PARK, LLC
 100 TIMBERDELL ROAD
 NORMAN, OK 73019-0685

DEVELOPER
 THE RAINIER COMPANIES
 13780 NOEL ROAD, SUITE 1020
 DALLAS, TX 75240

PREPARED BY
 SMC CONSULTING ENGINEERS, P.C.
 815 W. MAIN ST.
 OKLAHOMA CITY, OKLAHOMA 73108
 (405) 232-7715

**UNIVERSITY NORTH PARK
 ENTERTAINMENT DISTRICT**

**INTERSTATE 35 & ROCK CREEK ROAD
 NORMAN, OKLAHOMA**

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 815 W. MAIN ST.
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 (405) 232-7715
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PROJECT NO. 6580.00
DATE 11/01/22
SCALE: 1" = 100'
DRAWN BY: TRH
ENGINEER: TRENCE L. HANES
P.E. NUMBER: 16820

PRELIMINARY PLAT

SHEET NO. 1