

Zoning

I-2 Heavy Industrial
District

Lot Count

Lot	Count
Lot 1	Industrial
Lot 2	Church
Lot 3	Industrial
Total Acres	30.24

Engineer/Surveyor

Blew & Associates, P.A.
c/o Jason A. Spewer, P.E.
1906 Warden Way
Oklahoma City, OK 73134

Owner / Developer

Johnson Petroleum Fuels, LLC
c/o Jonna Johnson
4701 N Potter Avenue
Norman, OK 73071

Notes

- Existing Zoning of I-2. No Change to Zoning is proposed.
- All public utilities will be in dedicated easements.
- All easement areas and drainage easements within this development will be maintained by the owner/property owners association.
- Refer to change report for specific data.
- Vertical Datum Reference: NAVD 83.
- WQCFZ indicates the Water Quality Protection 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 30-214 (b) of the Norman City Code. The WQCFZ is subject to protective covenants that may be found on the Land Development and that may restrict disturbance and use of these areas.

Legal Description

A tract of land situated within the Southeast Quarter (SE 1/4) of Section Thirteen (13), Township Nine North (T9N), Range 3 West (R3W) of the Indian Meridian (13) in Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE 1/4, thence S 00° 00' 00" E along the East line of said SE 1/4 a distance of 1753.00 feet to the POINT OF BEGINNING, thence
S 89° 51' 23" W a distance of 450.03 feet, thence
S 00° 23' 30" E a distance of 1209.59 feet, thence
S 89° 41' 48" W a distance of 508.60 feet to a point on the East line of the Archeron Topoka and Santa Fe Railroad Right-of-Way, thence
N 2° 41' 54" W along the East line of the Archeron Topoka and Santa Fe Railroad Right-of-Way a distance of 1307.22 feet, thence
S 89° 48' 17" E a distance of 1496.62 feet to a point on the East line of said SE 1/4, thence
S 00° 23' 30" E along the East line of said SE 1/4 a distance of 879.20 feet to the POINT OF BEGINNING.

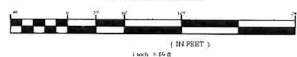
Said tract contains 1,317.27 Sq Ft or 30.240 Acres, more or less.

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 easement within the Drainage Detention Facility Easement shall be for the right, title and responsibility of the Property Owners Association as the plot of 12th Street SW Industrial, hereinafter, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or danger to public safety by the City, corrective maintenance may be performed by the governing jurisdiction with costs incurred to and borne 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 for 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.



GRAPHIC SCALE



1 inch = 50 feet

