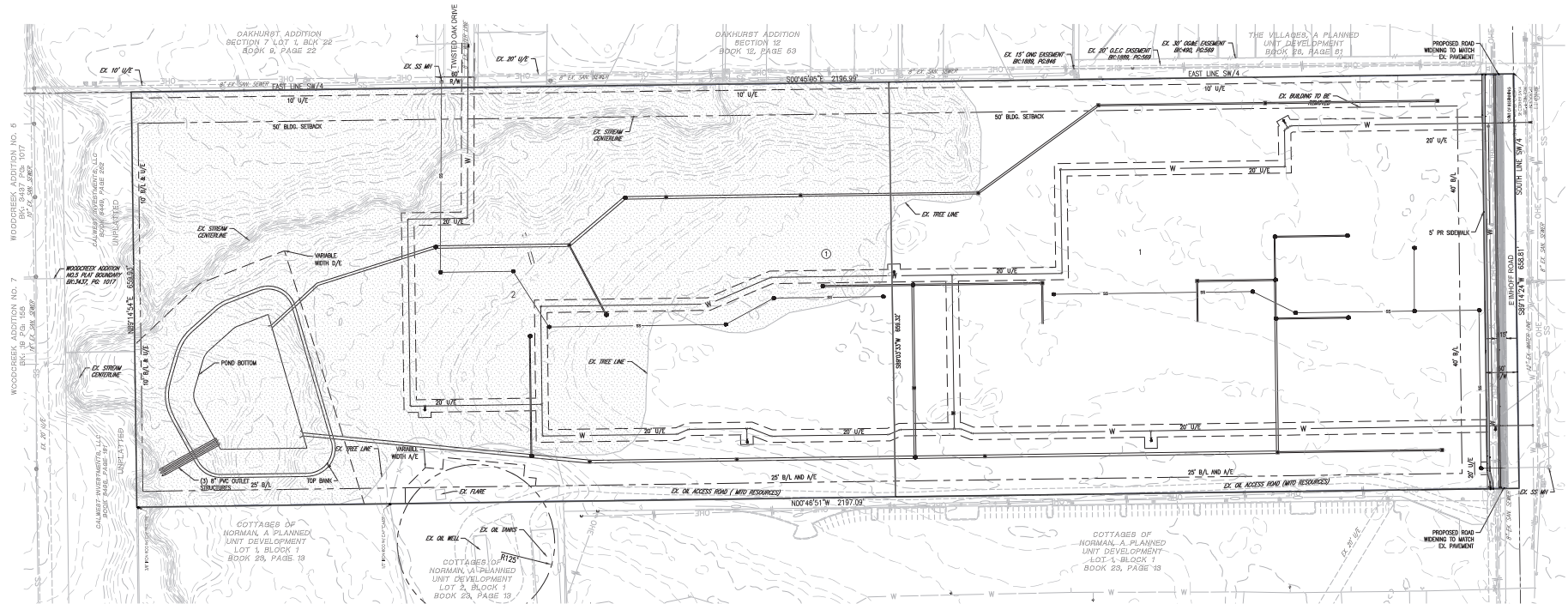
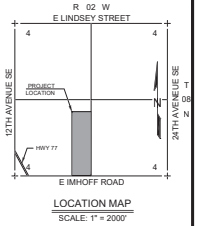


PRELIMINARY PLAT  
OF  
COLERAINE MULTIFAMILY,  
A PLANNED UNIT DEVELOPMENT  
A PART OF THE SW/4 OF SECTION 4, T8N -R2W, 1.M.,  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT COUNT:		
RESIDENTIAL	2 LOTS	32.50 ACRES

LEGEND	
B/L	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
L.O.A.	LIMITS OF ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
A/E	ACCESS EASEMENT
SS	SANITARY SEWER
W	WATER LINE

ZONING:	
CURRENT:	"A-2" AGRICULTURAL "I-2" INDUSTRIAL
PROPOSED:	"PUD" MULTI-FAMILY RESIDENTIAL

- NOTES**
- Maintenance of the common areas, islands/medians in public rights-of-way, and drainage areas shown shall be the responsibility of the Property Owner. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
  - A sidewalk shall be required on each lot and must be installed prior to the issuance of an Occupancy Permit.
  - Sidewalks are the responsibility of the developer and must be installed prior to the issuance of any Occupancy Permits. Aerial sidewalks will be provided in accordance with sidewalk ordinances.
  - All existing and proposed easements will be tied to lot corners on final plats. Final location of such to be subject to engineering review of public improvements.
  - All maintenance within the drainage detention facility shall be the right, duty and responsibility of the drainage area Property Owner. 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, corrective maintenance may be performed by the governing jurisdiction with costs assessed and born upon said Drainage Area Property Owner. Officials representing the Public Works Department, shall have the right to enter upon the property for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Public Works Department, Property Owner may construct improvements within the property, provided the improvement does not interfere with the function of the detention facility.
  - All Public Utilities shall be designed in accordance with the City of Norman Standards.
  - All Public Utilities will be in dedicated easements.
  - All Sanitary Sewer Lines to be 8" Dia. unless noted otherwise.
  - All Water Lines to be 8" Dia. unless noted otherwise.
  - Fire Hydrants will be located and installed in accordance with the Final Plans and the City of Norman Standards and Specifications.
  - All Public Improvements are subject to engineering review and approval. Final size and location to be installed in accordance with the Final Plans and the City of Norman Standards and Specifications.
  - Property is located in the Bishop Creek watershed with a total drainage area of 7,411.20 Acres MOL.

**LEGAL DESCRIPTION**

A tract of land situated within the Southwest Quarter (SW/4) of Section Four (4), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (1.M.), Cleveland County, Oklahoma, being more particularly described as follows, to wit:

BEGINNING at the Southeast corner of said SW/4; thence S89°14'24"W a distance of 658.81 feet; thence N0°44'51"W a distance of 2197.09 feet; thence N89°14'54"E a distance of 659.93 feet; thence S00°45'05"E a distance of 2196.99 feet to the POINT OF BEGINNING.

Said tract contains 1,448,661 Sq Ft or 33.25 Acres, more or less.

The foregoing legal description forms a mathematically closed figure and was prepared under the supervision of Lee Allen Schroeder P.S. 1502 on 5/28/2025 in conjunction with Crafton, Tull & Associates Project 25603900. The books of control is OKLAHOMA SOUTH NAD83 (2011) EPOCH 2010.0, and describes the same property as described in Schedule A of Title Commitment No. 710062501076 bearing an effective date of May 6, 2025 at 7:30AM as prepared by Chicago Title Insurance Company.

CURRENT PROPERTY OWNER:	ENGINEER:
FOSTER FAMILY LIVING TRUST 1708 LENOX DR NORMAN, OK 73069	CRAFTON, TULL & ASSOCIATES, INC. BRADEN SHAFFER, P.E., CFM 300 PONTE PARKWAY BLVD YUKON, OK 73099
DEVELOPER:	PH: 405-787-6270 EMAIL: braden.shaffer@craftontull.com
COLERAINE CAPITAL GROUP, INC. 2100 GARDEN RD, BLDG A MONTEREY, CA 93940	SURVEYOR:
PH: 831-324-4227 EMAIL: bmoon@colerainecapital.com	CRAFTON, TULL & ASSOCIATES, INC. LEE ALLEN SCHROEDER, P.S. 300 PONTE PARKWAY BLVD YUKON, OK 73099
	PH: 405-787-6270 EMAIL: lee.schroeder@craftontull.com

**PRELIMINARY PLAT  
COLERAINE MULTIFAMILY**

300 PONTA PARKWAY BLVD  
YUKON, OKLAHOMA 73099

**Crafton Tull**  
architecture (engineering) surveying  
405.787.6270 • 405.787.6271  
www.craftontull.com

CERTIFICATE OF ADOPTION  
EX-173 PUBLIC WORKS EXHIBIT

SHEET NO.: 1 OF 1  
DATE: 09/25/2025  
PROJECT NO.: 25603901

