SIMPLE STORAGE PRELIMINARY PLAT

A PART OF THE SW/4, SEC. 3, T8N, R1W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	429,256.24 sf	9.85 acres
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres
Net Site Area:	429,256.24 sf	9.85 acres
Zoning:	C-2, General Commercial District	
ZONING REGULATIONS		
Front Yard:		10 ft
Side Yard:		0 ft
Side Yard (adjacent to residential):		5 ft
Rear Yard:		5 ft
Height Regulations:		None
LOT INFORMATION		
Buildable Lots:		2

Contact Information:

DEVELOPER/OWNER
Simple Storage LLC
PO Box 15329
Del City, OK 73155
Ph: (405) 509-6795

PIPELINE OWNER
Southern Star Central Gas Pipeline, Inc.
4700 State Route 76
Owensboro, KY 42303
(270) 852-4187

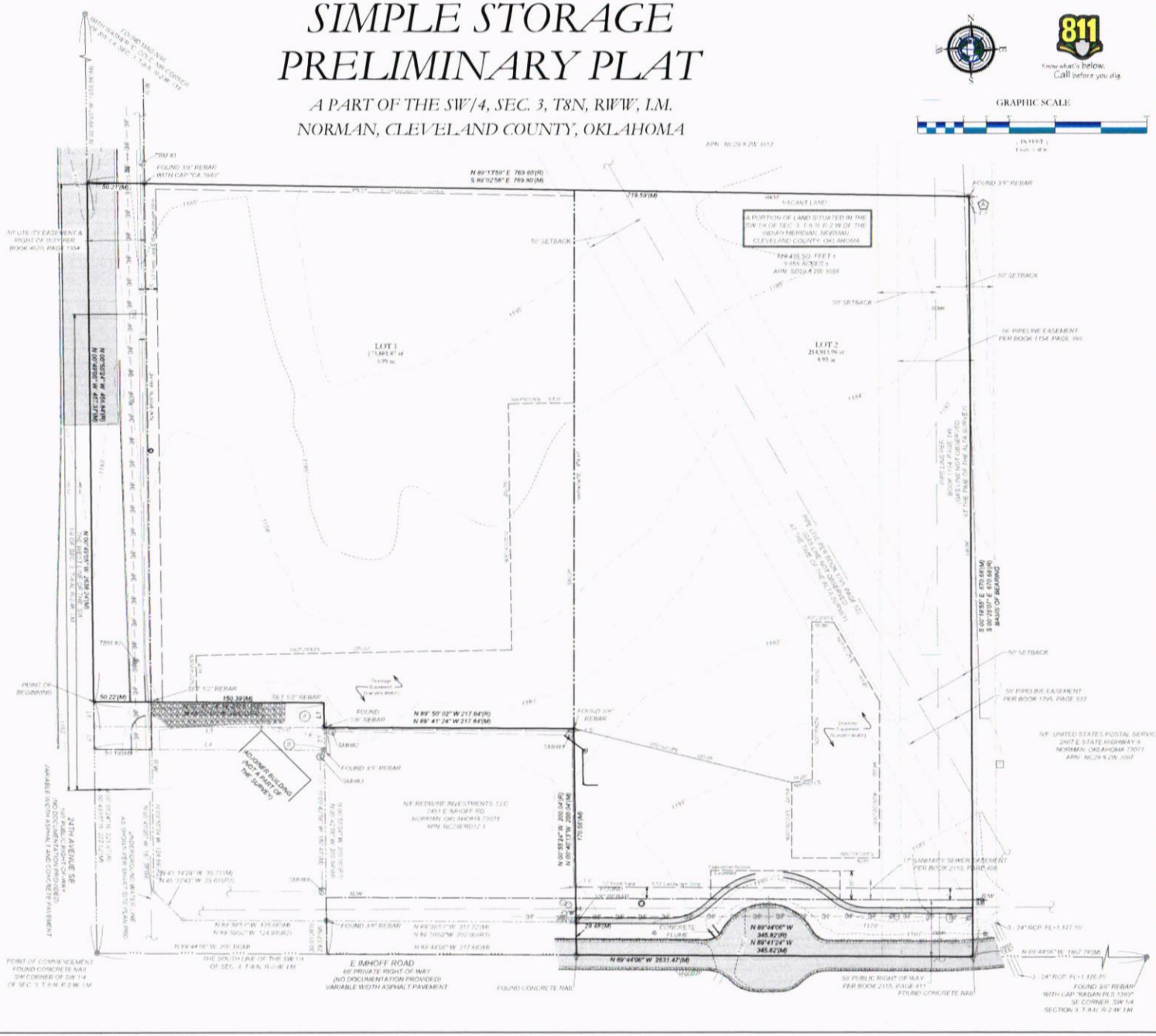
Survey Description:

A tract of land being the Southwest quarter (SW/4) of Section three (3), Township eight (8) North, Range one (1) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southwest corner of said SW/4; thence North 00°05'12" West along the West line of said SW/4 a distance of 72.58' feet to the Point of Beginning; thence continuing North 00°05'12" West along said West line a distance of 1963.61 feet; thence North 89°13'59" East a distance of 769.80 feet; thence South 00°05'12" East a distance of 1963.61 feet; thence South 89°13'59" West a distance of 769.80 feet; thence North 00°05'12" West a distance of 2.00 feet; thence North 89°50'02" West a distance of 217.84 feet; thence North 00°05'12" West a distance of 21.97 feet; thence North 89°50'02" West a distance of 200.00 feet to the Point of Beginning containing 17.85 acres.

Detention Pond Maintenance:

Drainage detention facility, easement, or berms, or all shall be shown to provide for detention of storm surface water and maintained as approved by the city engineer. All maintenance within the drainage detention facility easement shall be the right, duty and responsibility of the property owner, as noted on the plat of Simple Storage Addition, 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 to and borne upon said property owner. Officials representing the public work department, shall have the right to enter upon the easement for purposes of periodic inspections and/or corrective maintenance of the facility. Upon removing water, approval from the public works department, property owners construction cannot encroach or impede on easements within the easement, provided the encroachment does not interfere with the function of the detention facility.



REVISIONS:

Preliminary Plat

Simple Storage Addition
24th Ave SE & E Imhoff Rd Norman, Oklahoma
Luke Rountree
PO Box 15329
Del City, OK 73155
(405) 509-6795

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

BLEW & ASSOCIATES, P.L.L.C.
Surveying
Engineering
Mapping
Certificate of Authorization No 3187

2023-06-29	22-11981
H. Smith	J. De Queme

22-11981 Civil 001.dwg

PP