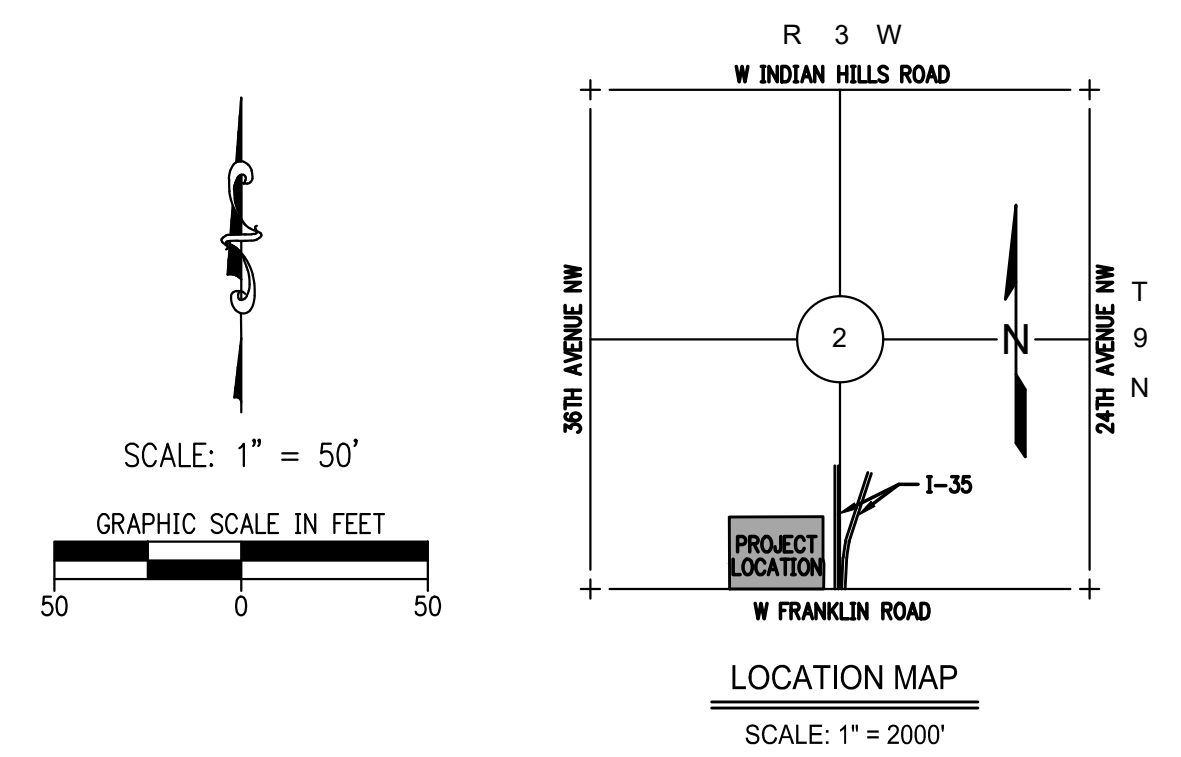


LINE #	LENGTH	DIRECTION
L1	51.00'	S11° 40' 44"E
L2	1.48'	N11° 40' 44"W
L3	49.52'	N11° 40' 44"W

PROJECT OWNER AND DEVELOPER:  
 Battison Properties, LLC  
 4313 Hockney Wick Road  
 Norman, Oklahoma  
 73072  
 PH: 580.467.0313  
 EMAIL: larry@battisonhonda.com

ZONING:  
 CURRENT: "A-2" RURAL AGRICULTURAL  
 PROPOSED: "PUD" A PLANNED UNIT DEVELOPMENT  
 (LOT 1, BLOCK 1, ONLY)

PRELIMINARY PLAT  
 OF  
**BATTISON AUTOMOTIVE**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE SW/4 OF SECTION 2, T9N, R3W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT COUNT:

COMMERCIAL	1 LOT	5.50 ACRES
AGRICULTURAL	1 LOT	11.37 ACRES
COMMON AREA	0 LOT	0.00 ACRES

LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
WQPZ	WATER QUALITY PROTECTION ZONE

NOTES

- Maintenance of the common areas and islands/medians in public rights-of-way shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or 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. Arterial sidewalks will be provided in accordance with sidewalk ordinances.
- All existing and proposed easements tied to lot corners on final plats.
- Drainage detention is required for each individual lot and shall be approved by the City Engineer. All maintenance within the drainage detention facility shall be the right, duty and responsibility of the 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 to and born upon said 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.
- There shall be no clearing, grading, construction or disturbance of vegetation within the WQPZ except as permitted by the director of public works unless such disturbance is done in accordance with 19-514(e) of the Norman City Code.
- Any WQPZ shown hereon is subject to protective covenants that may be found in the land records and that restrict disturbance and use on these areas.
- A 5' sidewalk to be constructed by the developer along the property line adjacent to N. INTERSTATE DRIVE.
- FIRM MAP 40027C01901, PANEL 190, FEB. 20, 2013.

LEGAL DESCRIPTION

A tract of land situate within a portion of the Southwest Quarter (SW/4) of Section Two (2), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian (I.M.) in Norman, Cleveland County, Oklahoma, described more particularly as follows:

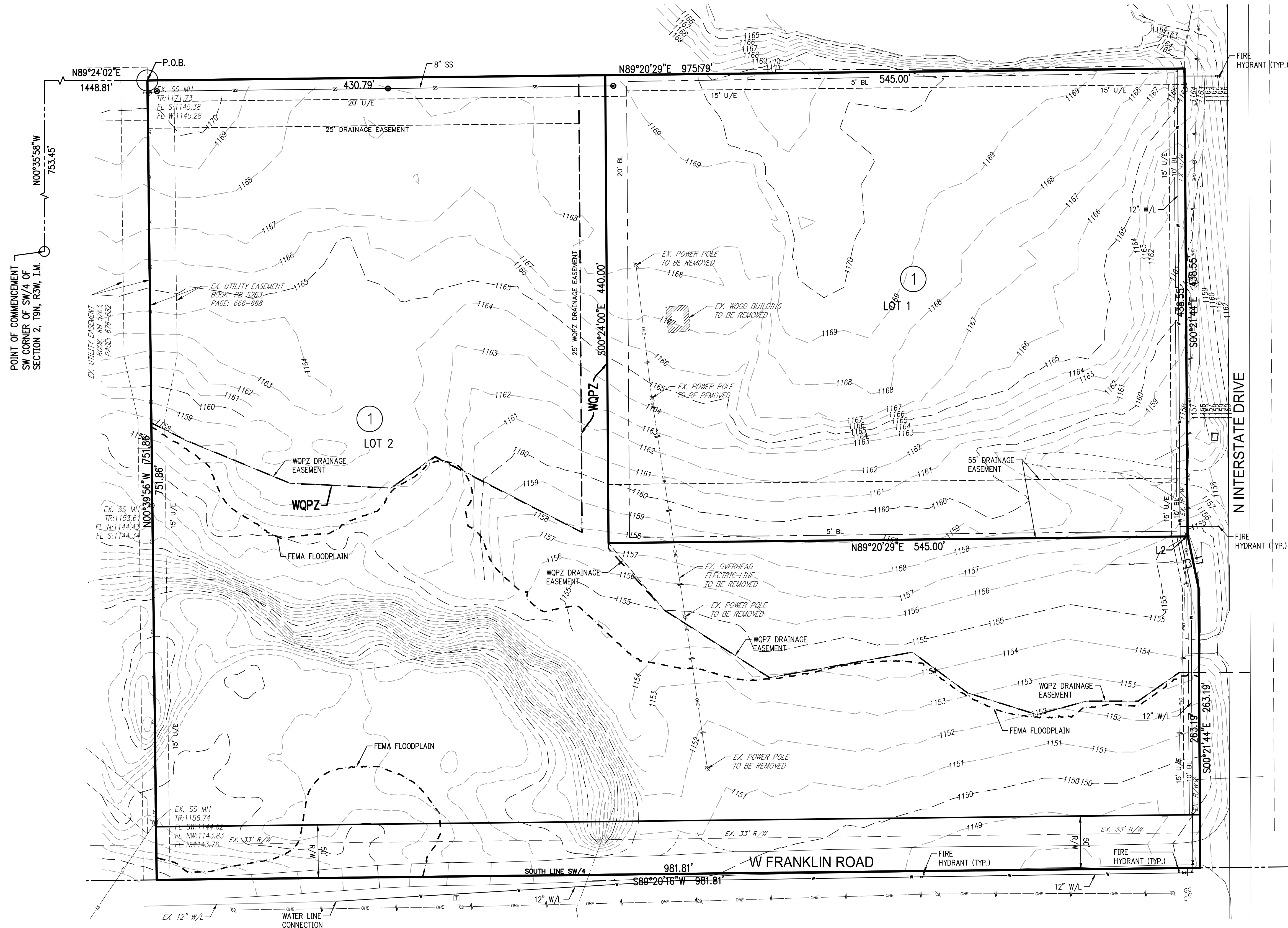
COMMENCING at the Southwest corner of said SW/4; thence N00°35'58"W along the West line of said SW/4 (being the basis of bearing for this description) a distance of 753.45 feet; thence N89°24'02"E a distance of 1448.81 feet to the POINT OF BEGINNING; thence

N89°20'29" E a distance of 975.79 feet to the Westerly R/W Line of Interstate 35; thence along said line the following three (3) courses:

- S00°21'44"E a distance of 438.55 feet; thence
- S11°40'44"E a distance of 51.00 feet; thence
- S00°21'44"E a distance of 263.19 feet to a point on the South line of said SW/4; thence

S89°20'16" W along said South line a distance of 981.81 feet; thence N00°39'56"W a distance of 751.86 feet to the POINT OF BEGINNING.

Said tract contains 735,008 Sq Ft or 16.87 Acres, more or less.



PRELIMINARY PLAT TO SERVE  
**BATTISON AUTOMOTIVE - A PLANNED UNIT DEVELOPMENT**

300 Pointe Parkway Blvd.  
 Yukon, Oklahoma 73099

Crafton Tull  
 architecture | engineering | surveying

SHEET NO.: 1 of 2  
 DATE: 05/07/20  
 PROJECT NO.: 20600200

405.787.6270 | 405.787.6271  
 www.craftontull.com

CERTIFICATE OF AUTHORIZATION  
 CA 973 (REVISED) EXPIRES 6/30/2020