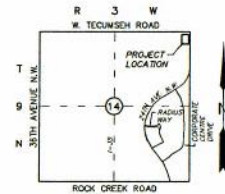
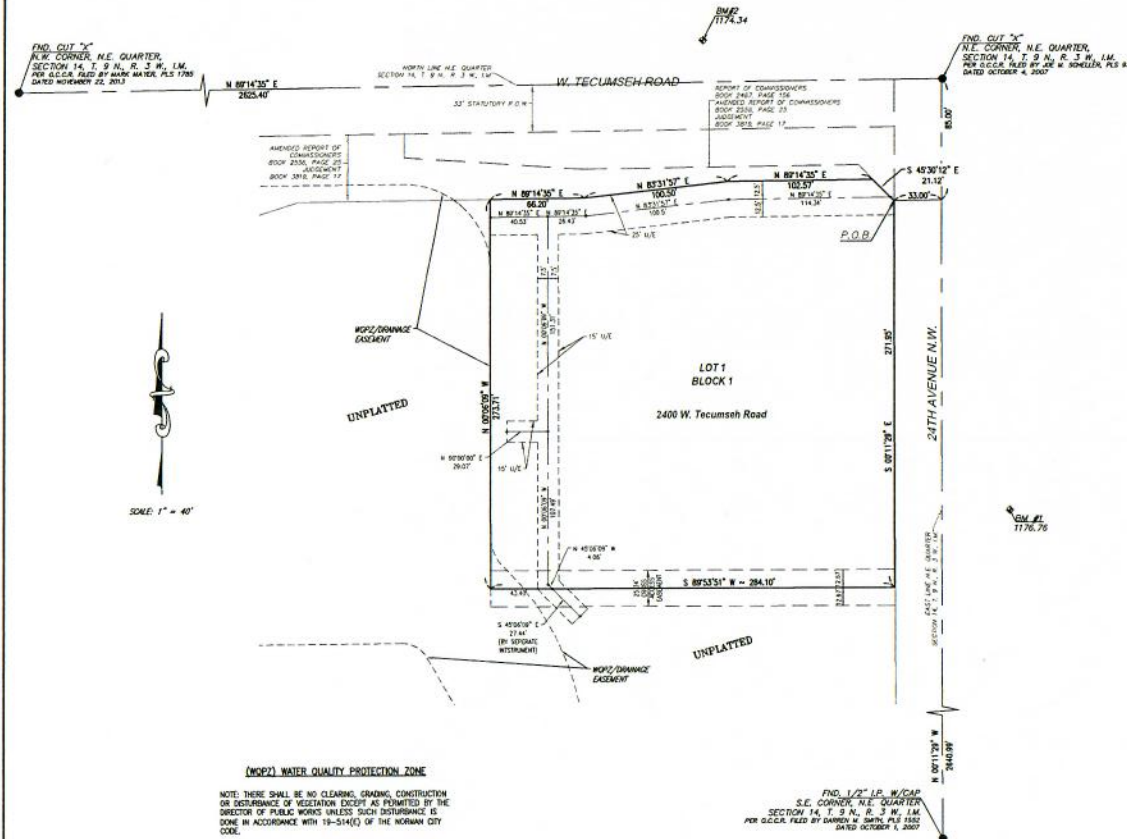


FINAL PLAT
SHOPS AT TECUMSEH CROSSING
 A PART OF THE N.E. 1/4 OF SECTION 14, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



VICINITY MAP
 SCALE: 1" = 2000'



SCALE: 1" = 40'

(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(G) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

FIND 1/2" I.P. W/CAP
 S.E. CORNER, N.E. QUARTER
 SECTION 14, T. 9 N., R. 3 W., I.M.
 FOR G.C.C.A. FILED BY GARRON M. SMITH, REG. 880
 DATED OCTOBER 1, 2007

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE BOWEN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE PRESENT WEST RIGHT OF WAY LINE OF 24TH AVENUE, A DISTANCE OF 84.00 FEET SOUTH OF THE NORTH LINE AND 33.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4);
 THENCE SOUTH 00°11'28" EAST A DISTANCE OF 271.85 FEET;
 THENCE SOUTH 09°53'51" WEST A DISTANCE OF 284.10 FEET;
 THENCE NORTH 00°00'00" WEST A DISTANCE OF 323.71 FEET;
 THENCE NORTH 07°14'25" EAST A DISTANCE OF 66.20 FEET;
 THENCE NORTH 07°31'25" EAST A DISTANCE OF 102.57 FEET;
 THENCE SOUTH 45°30'12" EAST A DISTANCE OF 21.12 FEET TO THE POINT OF BEGINNING;
 SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 76.74 SQUARE FEET OR 1.832 ACRES, MORE OR LESS.

NOTES:

1. A DECKING IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE REQUIRED ADJACENT TO W. TECUMSEH ROAD AND 24TH AVE. N.W. AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE OCCUPANCE OF A CERTIFICATE OF OCCUPANCY.
2. THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) USING NORTH 07°14'25" EAST AS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE BOWEN MERIDIAN WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.
3. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.
4. UNLESS NOTED OTHERWISE, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.
5. UNLESS NOTED OTHERWISE, ALL PROPERTY CORNERS ARE SET 1/2" BORN PINS WITH CHALKY CAPS OR SET AND NAILS WITH CHALKY TAPS.

BENCHMARK - BM 1		BENCHMARK - BM 2	
ELEVATION	1776.76	ELEVATION	1776.76
MONUMENT	CUT X ON TOP OF CURB	MONUMENT	CUT X ON TOP OF CURB
LOCATION	E. SIDE OF CENTER MEDIAN 24TH AVENUE N.W. 1/2-300' E. OF TECUMSEH ROAD	LOCATION	A. SIDE OF TECUMSEH ROAD S. OF HOUSE ON S.W. CORNER OF INTERSECTION

TOTAL LOTS

1
 U/E = UTILITY EASEMENT
 -1000- = ADDRESS

BENCHMARKS:

SITE BENCHMARK # 1:
 ELEVATION = X

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE RECORD OF X

Date: November 2, 2016
 ENGINEER OF RECORD:
 SMC CONSULTING ENGINEERS, P.C.
 815 W. Main Street
 Oklahoma City, OK 73104
 PH: (405) 232-7715
 Oklahoma CEM#4 Exp. 6-30-2017
 SHOPS AT TECUMSEH CROSSING
 FINAL PLAT SHEET 2 OF 2