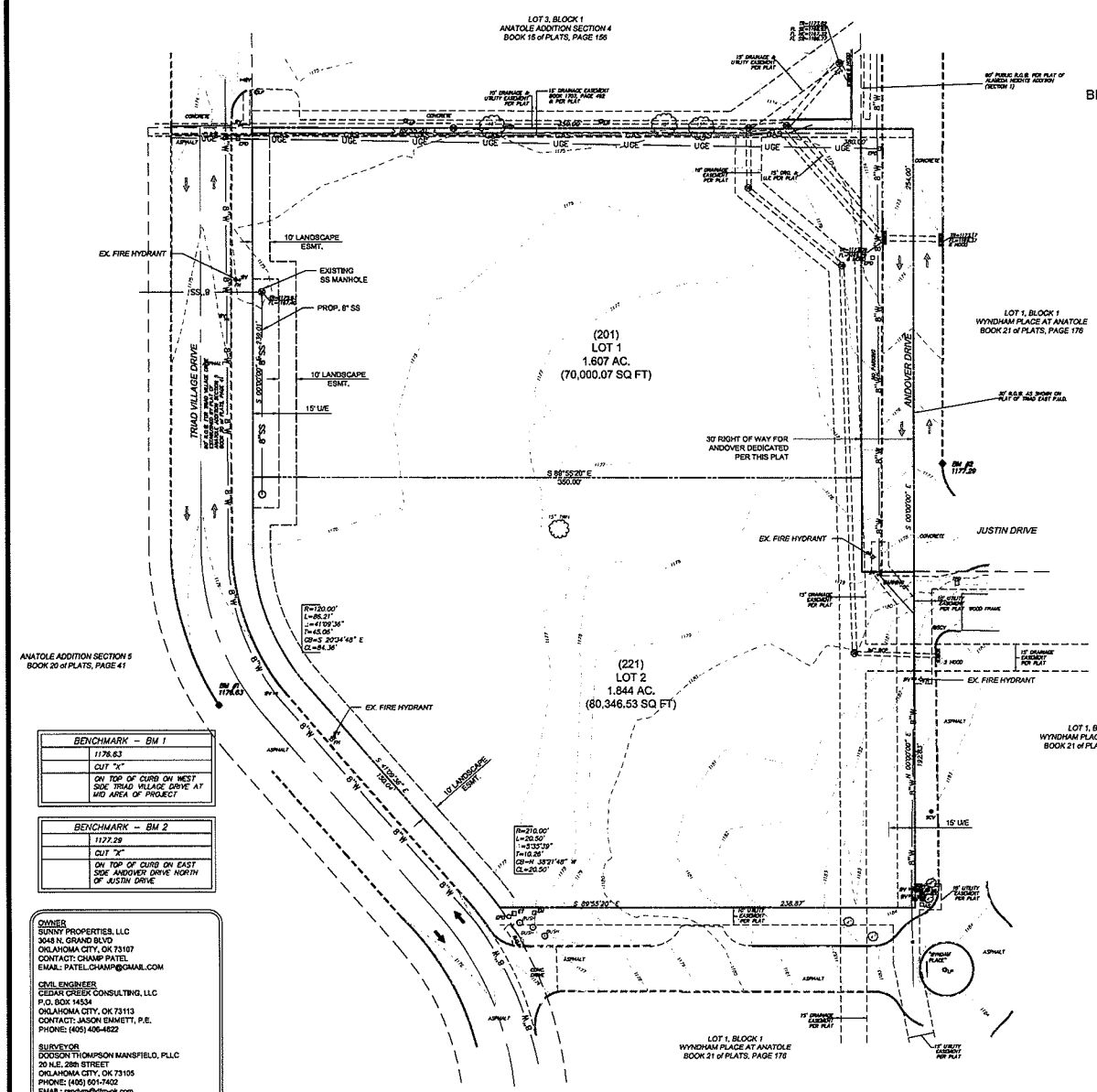
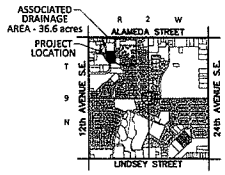
PRELIMINARY PLAT
OF
MIDDLE EARTH

BEING A PART OF THE NW/4 OF SECTION 33, T-9-N, R-2-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA





LOCATION MAP
NOT TO SCALE

N

SCALE IN FEET
0 30' 45' 60'

SCALE: 1"=30'

OVERALL PROPERTY LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter of Section 33, Township 9 North, Range 2 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter;
THENCE East a distance of 770.83 feet;THENCE S 00°00'00" E a distance of 581.40 feet to the POINT OF BEGINNING;

THENCE S 89°55'20" E a distance of 350.00 feet;

THENCE S 00°00'00" E a distance of 254.00 feet;

THENCE N 00°00'00" E a distance of 192.83 feet;

THENCE S 89°55'20" E a distance of 238.87 feet;

THENCE along a curve having a radius of 210.00 feet for an arc distance of 20.50 feet having a Delta Angle 5°33'29", a Chord Bearing of N 38°21'48" W and a Chord Length of 20.50 feet;

THENCE S 41°09'36" E a distance of 160.04 feet;

THENCE along a curve having a radius of 120.00 feet for an arc distance of 86.21 feet having a Delta Angle 41°09'36", a Chord Bearing of S 20°34'48" W and a Chord Length of 84.36 feet;

THENCE S 00°00'00" E a distance of 239.01 feet to the POINT OF BEGINNING. Said described tract of land contains an area of 158,044.42 square feet or 3.628 acres, more or less.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FIRE LANE STRIPING
- OHE — OVERHEAD ELECTRIC
- UGE — UNDERGROUND ELECTRIC
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE
- FO — UNDERGROUND FIBER OPTIC
- 8"SS — SANITARY SEWER
- 8"W — WATERLINE
- BENCHMARK
- (20) PROPOSED PARKING SPACE COUNTER

FIRE HYDRANT	EX. POWER POLE
WATER VALVE	PROP. POWER POLE
EX. WATER METER PIT	EX. TELEPHONE PED.
EX. WATER METER	EX. TELEPHONE MANHOLE
PROP. WATER METER	EX. TRAFFIC SIGNAL LIGHT
EX. SPRINKLER VALVE	EX. TRAFFIC CONTROL BOX
EX. AUTO SPRINKLER	EX. FLAG POLE
EX. ELECT. PEDESTAL	EX. YARD LIGHT
EX. ELECT. TRANSFORMER	EX. GREASE TRAP
EX. ELECT. METER	EX. SS MANHOLE
PROP. ELECT. METER	PROP. SS MANHOLE
EX. AIR CONDITIONER	EX. GAS METER
EX. SIGNAGE	PROP. GAS METER
EX. LIGHT POLE	EX. ELECT. MANHOLE
PROP. LIGHT POLE	EX. STORM MANHOLE
EX. BOLLARD	
PROP. INLETS	

TOTAL LAND ACREAGE: 3.628 ACRES
TOTAL NUMBER OF LOTS: 2 LOTS
TOTAL NUMBER OF BLOCKS: 1

CURRENT ZONING - C-1 & C-2
PROPOSED ZONING - C-1

BENCHMARK – BM 1
1176.63
CUT "X"
ON TOP OF CURB ON WEST SIDE TRIAD VILLAGE DRIVE AT MID AREA OF PROJECT

BENCHMARK – BM 2
1177.29
CUT "X"
ON TOP OF CURB ON EAST SIDE ANDOVER DRIVE NORTH OF JUSTIN DRIVE

OWNER
SUNNY PROPERTIES, LLC
3048 N. GRAND BLVD
OKLAHOMA CITY, OK 73107
CONTACT: CHAMP PATEL
EMAIL: PATEL.CHAMP@GMAIL.COM

CIVIL ENGINEER
CEDAR CREEK CONSULTING, LLC
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
CONTACT: JASON EMMETT, P.E.
PHONE: (405) 406-4622

SURVEYOR
DODSON THOMPSON MANSFIELD, PLLC
20 N.E. 28th STREET
OKLAHOMA CITY, OK 73105
PHONE: (405) 601-7402
EMAIL: randym@dtm-ok.com

DATE PREPARED: 11.03.2014

CEDAR CREEK
CIVIL ENGINEERING • PLANNING • CONSULTING
P.O. Box 14534 Oklahoma City, OK 73113
www.cedarcreekok.com
Phone: 405.406.4622
OK CA 5864