

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

FIND CUT X
 N.W. CORNER
 N.E. QUARTER
 SECTION 14
 T. 9 N., R. 3 W., I.M.

R.O.W. AS CONTAINED IN
 AGREED JOURNAL ENTRY
 CASE NO. CJ-94-2062H
 BOOK 2639, PAGE 798

FIND CUT X
 N.E. CORNER
 N.E. QUARTER
 SECTION 14
 T. 9 N., R. 3 W., I.M.

UTILITY EASEMENT AS CONTAINED IN
 AGREED JOURNAL ENTRY
 CASE NO. CJ-94-2062H
 BOOK 2639, PAGE 798

R.O.W. AS CONTAINED IN
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AMENDED FINAL PLAT
 OF THEFTORD ADDITION
 BLOCK 1

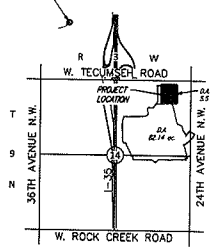
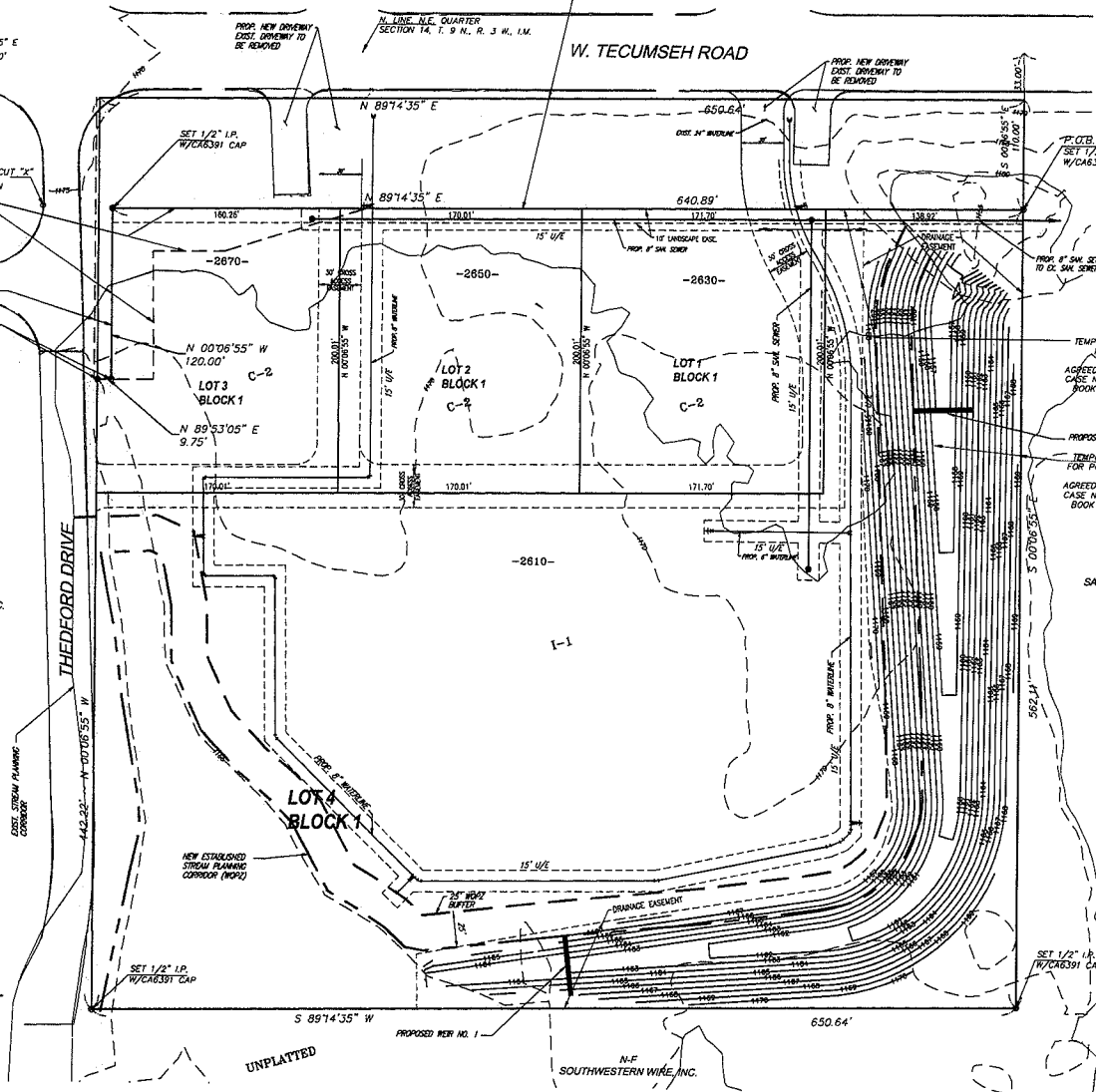
N-F
 SOUTHWESTERN WIRE, INC.

STORM DRAINAGE DETENTION FACILITY EASEMENT.

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF "SHOPS AT TECUMSEH". HOWEVER, IF CIRCUMSTANCES ARE SUCH THAT IT IS DETERMINED TO BE A HAZARD OR THREAT TO THE PUBLIC SAFETY OF THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CITY ENGINEER. CORRECTIVE MAINTENANCE MAY BE ASSIGNED TO AND DONE UPON SAID PROPERTY OWNER(S) OFFICIALS REPRESENTING THE DRAINAGE DETENTION FACILITY EASEMENT. SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF STORM DRAINAGE DETENTION FACILITY MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE DRAINAGE DETENTION FACILITY EASEMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENTS DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

PROPERTY SUMMARY

LOT 1	± 0.78 acre
LOT 2	± 0.78 acre
LOT 3	± 0.79 acre
LOT 4	± 6.02 acres
TOTAL SITE	8.37 acres
(Not Included R/W)	



LEGAL DESCRIPTION:
 A tract of land lying in the Northeast Quarter (NE 1/4) of Section Fourteen (14), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:
 COMMENCING at the northeast corner of said Northeast Quarter; THENCE South 89°14'35" West, along the north line of said Northeast Quarter, a distance of 550.00 feet; THENCE South 00°06'55" East a distance of 110.00 feet to a point on the north right of way line of Tecumseh Road as established in Agreed Journal Entry Case No. CJ-94-2062H recorded in Book 2639, Page 798, Cleveland County Records, and the POINT OF BEGINNING;
 THENCE continuing South 00°06'55" East a distance of 562.11 feet; THENCE South 89°14'35" West, parallel with the north line of said Northeast Quarter, a distance of 650.64 feet; THENCE North 00°06'55" West a distance of 442.25 feet to a point on the south right of way line of Tecumseh Road as established in said Agreed Journal Entry;
 THENCE along said southerly right of way line, the following three (3) courses:
 1. THENCE North 89°14'35" East a distance of 9.25 feet;
 2. THENCE North 00°06'55" West a distance of 120.00 feet;
 3. THENCE North 89°14'35" East a distance of 640.89 feet to the POINT OF BEGINNING.
 Said described tract of land contains an area of 364.539 square feet or 8.367 acres, more or less.

- NOTES:**
- EXISTING ZONING I-1, PROPOSED ZONING FOR LOTS 1, 2 & 3 IS C-2.
 - ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
 - ALL PUBLIC UTILITIES WILL BE IN DESIGNATED EASEMENTS. ANY OFFSITE EASEMENTS REQUIRED WILL BE PROVIDED AT FINAL PLAT STAGE.
 - ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
 - FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
 - REFER TO DRAINAGE REPORT FOR DRAINAGE INFORMATION.
 - SEWERLINES WILL BE CONSTRUCTED PER CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 - CROSS ACCESS EASEMENT WILL PROVIDE ACCESS TO LOTS 1, 2, 3 & 4.

BY THE CONSULTING ENGINEER, P.E. ALL RIGHTS RESERVED THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM THE CONSULTING ENGINEER, P.E.

OWNER/DEVELOPER

MILLER HUNTER FAMILY, LLC
 P.O. BOX 2139
 NORMAN, OK 73060

PREPARED BY

SMC CONSULTING ENGINEERS, P.C.
 1125 E. MAIN ST.
 OKLAHOMA CITY, OKLAHOMA 73108
 (405) 225-1775



SHOPS AT TECUMSEH
 24th AVE. N.W. & TECUMSEH ROAD
 NORMAN, OKLAHOMA

SMC CONSULTING ENGINEERS, P.C.
 1125 E. MAIN ST.
 OKLAHOMA CITY, OKLAHOMA 73108
 (405) 225-1775
 FAX: (405) 225-1776
 E-MAIL: SMC@SMCENG.COM
 LICENSE NO. 1508

PROJECT NO. 5001/10
 DATE: 06/09/14
 SCALE: 1" = 40'
 DRAWN: JAC
 CHECKED: Christopher D. Anderson
 P.E., LICENSE NO. 1508

PRELIMINARY PLAT

SHEET NO. 1