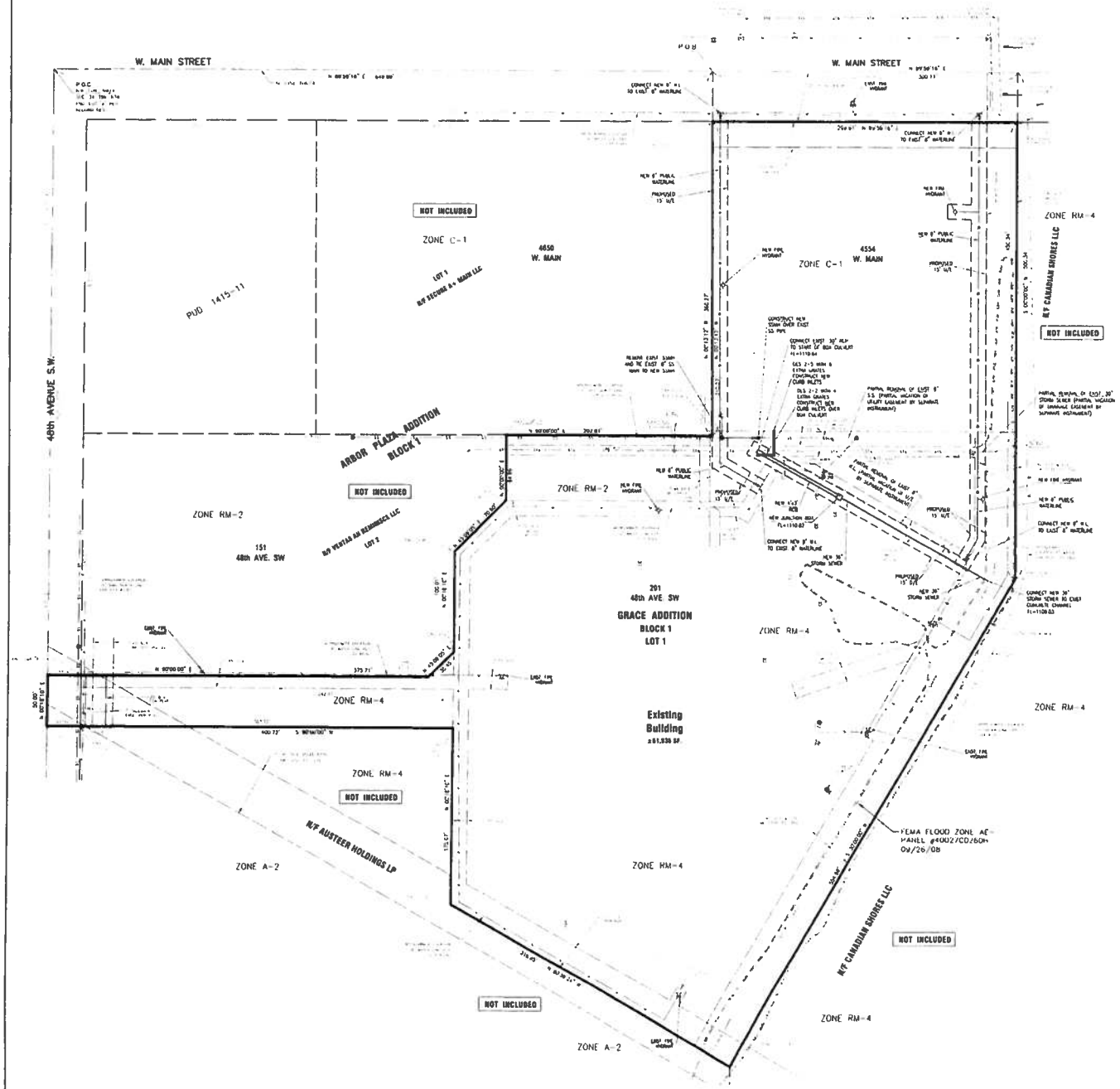
PRELIMINARY PLAT

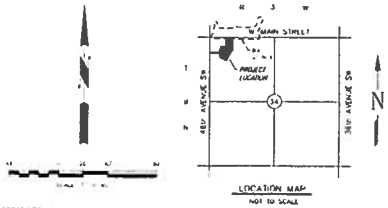
# GRACE LIVING CENTER

## A PLANNED UNIT DEVELOPMENT

A REPLAT OF THE GRACE ADDITION AND TRACT 1 (N/F NORMAN PROPERTIES LLC)

A PART OF THE N.W. ¼, SEC. 34, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA




LOCATION MAP
NOT TO SCALE

**LEGAL DESCRIPTION:**

GRACE LIVING CENTER – NORMAN

A tract of land lying in the Northeast Quarter (NW/4) of Section Thirty-four (34), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, including all of GRACE ADDITION, A REPLAT OF A PART OF LOT 1, BLOCK 1 OF WILLOWCREST ADDITION AND OF A PART OF LOT 2 OF ARBOR PLAZA ADDITION (A REPLAT OF ALL OF MAIN STREET PROFESSIONAL PARK AND A PORTION OF LOT 1, BLOCK 1, WILLOWCREST ADDITION), AND A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER, SECTION 34, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, according to the recorded plat thereof, being more particularly described as follows

COMMENCING at the Northwest corner of the Northeast Quarter (NW/4) of said Section Thirty-four (34),
THENCE North 89°59'16" East, along the North line of said NW/4, a distance of 849.89 feet to the POINT OF BEGINNING,
THENCE continuing North 89°59'16" East, along the North line of said NW/4, a distance of 300.11 feet,
THENCE South 00°00'00" East a distance of 500.34 feet,
THENCE South 30°00'00" West a distance of 354.98 feet,
THENCE North 60°36'24" West a distance of 316.95 feet,
THENCE North 00°18'10" East a distance of 175.07 feet,
THENCE North 90°00'00" West a distance of 400.72 feet to a point on the West line of said Northeast Quarter (NW/4),
THENCE North 00°18'10" East, along the West line of said Northeast Quarter (NW/4), a distance of 30.00 feet,
THENCE North 90°00'00" East a distance of 375.71 feet,
THENCE North 45°08'05" East a distance of 35.45 feet,
THENCE North 00°18'10" East a distance of 100.01 feet,
THENCE North 45°08'05" East a distance of 70.80 feet,
THENCE North 00°00'00" East a distance of 84.95 feet,
THENCE North 90°00'00" East a distance of 202.81 feet,
THENCE North 00°13'12" West a distance of 360.27 feet to the POINT OF BEGINNING

LESS & EXCEPT, the platted public right of way of 48th Avenue SW and W. Main Street

Said tract of land contains an area of 374,480 square feet or 8.5984 acres, more or less

The bearing of North 89°59'16" East for the North line of said Northeast Quarter was used as the basis of bearing for this description.

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| TOTAL BLOCKS : 1 |
| TOTAL LOTS : 1 |

**NOTES:**

1. FIRE HYDRANTS AND FIRE LANE STRIPING/SIGNAGE WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE BUILDINGS OR THE LOT(S) TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS
3. STORM WATER DETENTION IS NOT REQUIRED.
4. EXISTING ZONING C-1, RM-2, RM-4.
   PROPOSED ZONING PLANNED UNIT DEVELOPMENT.
5. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED
6. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED
7. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE OWNER/PROPERTY OWNERS ASSOCIATION
8. SEVERAL EXISTING EASEMENTS, WHICH ARE REFERENCED HEREIN BY A BOOK AND PAGE NUMBER, ARE INCLUDED ON THIS PLAT FOR INFORMATION PURPOSES ONLY. THE REPLATTING OF THIS PLAT IS NOT INTENDED TO ALTER SUCH EXISTING EASEMENTS, UNLESS OTHERWISE NOTED OTHERWISE

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| STORM WATER DETENTION IS NOT REQUIRED<br>FEE-IN-LIEU OF DETENTION REQUIRED |

MUHAMMAD A. KHAN, P.E. NO. 18318

**APPLICANT:**

GRACE LIVING CENTER – NORMAN
C/O ATTORNEY, BLAKE HOE
100 N BROADWAY, SUITE 1700
OKLAHOMA CITY, OK 73102

GRACE LIVING CENTER

W. MAIN ST. & 48th AVE. SW
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.

PRELIMINARY PLAT

SHEET NO
1