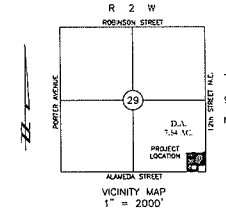


PRELIMINARY PLAT OF
EASTPARK CROSSING SECTION II

A PLANNED UNIT DEVELOPMENT
A PART OF THE SOUTHEAST QUARTER OF SECTION 29
T 9 N, R 2 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



PLAT NOTES

1. Zoning is detailed in the existing Planned Unit Development.
2. All public utilities will be in a dedicated easement. Sanitary sewer, fire hydrants, water lines, and drainage infrastructure are available and will be extended as needed for the proposed development.
3. All required sidewalks are existing. Any changes or modifications will be constructed in accordance with the final plans and with the City Ordinance.
4. Site landscaping will be in accordance with the City of Norman Landscaping Ordinance. A separate plan will be provided.

LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter (SE 1/4) of Section Twenty-nine (29), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter (SE 1/4), thence South 89°22'34" West along the south line of said Southeast Quarter (SE 1/4) for a distance of 512.31 feet to the Point of Beginning; thence continuing South 89°22'34" West along said South line for a distance of 147.44 feet; thence North 89°22'34" East for a distance of 660.01 feet; thence North 89°23'44" East for a distance of 659.10 feet to a point on the East line of said Southeast Quarter (SE 1/4); thence South 89°23'44" East along the East line of said Southeast Quarter (SE 1/4) for a distance of 418.03 feet; thence South 89°23'44" West for a distance of 514.80 feet; thence South 89°23'44" West for a distance of 241.90 feet to the point of beginning. Said tract contains 305,835.954 square feet or 7.1381 acres, more or less.

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 right, duty and responsibility of the property owner(s) as the plat of map. 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 Engineer, emergency maintenance may be performed by the governing jurisdiction with notice given to said owner(s) property owner(s). Official(s) representing the Engineering Division, Public Works Department, shall have the right to enter upon the easement for purposes of periodic inspection and/or system maintenance of the facility. If periodic inspection is approved from the Engineering Division, Public Works Department, Property Owner(s) may construct improvements within the easement, provided the improvements does not interfere with the function of the detention facility.

MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) ASSOCIATION OR STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHOWN.

EXISTING ZONING = PLANNED UNIT DEVELOPMENT
PROPOSED ZONING = PLANNED UNIT DEVELOPMENT

NUMBER OF LOTS = 4

SCALE: 1" = 40'

**PRELIMINARY PLAT OF
EASTPARK CROSSING
SECTION II**
A PLANNED UNIT DEVELOPMENT
OWNER/DEVELOPER
301 STREET COMMONS, INC.
811 S.W. 11TH STREET
OKLAHOMA CITY, OKLAHOMA 73120
CONTACT PERSON: DAVID SHARP
405-693-0521

PLAT BY: HUITT-ZOLLARS, INC.
CA 1489 EXP 6-30-15
2812 W. MULSHIRE BLVD.
OKLAHOMA CITY, OKLAHOMA
405-642-2363
430461.01
SHA/ABR/03/01

DATE: 02-05-15

