

LOT COUNT:

COMMERCIAL	5 LOTS
COMMERCIAL	5.17 ACRES
RESIDENTIAL	4 LOTS
RESIDENTIAL	0.84 ACRES
OVERALL SITE AREA	6.11 ACRES

COMMON AREAS:

C/A 'A'	0.35 ACRES
C/A 'B'	0.37 ACRES

TOTAL C/A (SITE) 0.72 ACRES

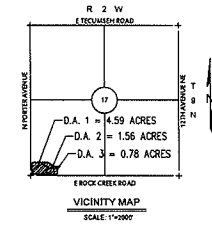
EXISTING ZONING

LOTS 1-5, BLOCK 'A'	C2 GENERAL COMMERCIAL
LOT 6, BLOCK 'B'	
LOTS 6, 7 & 8	RM-6 MEDIUM DENSITY APARTMENT

PROJECT OWNER AND DEVELOPER:

C.A. MOCARTY CONSTRUCTION, LLC
P.O. BOX 720608
NORMAN, OK 73070
PH: 405.310.3210

PRELIMINARY PLAT OF **WOODCREST PLAZA** A RE-PLAT OF LOT 2, BLOCK 1 OF WOODCREST ESTATES PLAZA CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of about with the Southwest Quarter (SW/4) of Section Seventeen (17), Township Nine North (9N), Range Two West (2W), of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma being more particularly described as follows:

Commencing at the Southwest Corner of said SW/4; thence S89°56'20"E along the South line of said SW/4 a distance of 74.53 feet; thence N00°13'51"E a distance of 50.00 feet to the POINT OF BEGINNING; thence N45°12'38"W a distance of 33.52 feet; thence N00°28'49"W a distance of 370.00 feet; thence N43°20'17"E a distance of 35.49 feet; thence N89°31'11"E a distance of 250.00 feet; thence S56°37'27"E a distance of 420.00 feet; thence N33°23'51"E a distance of 107.93 feet; thence N89°31'11"E a distance of 101.48 feet; thence S45°28'49"E a distance of 34.75 feet; thence S00°28'49"E a distance of 235.00 feet; thence S44°47'21"W a distance of 35.19 feet; thence N89°56'20"W a distance of 850.00 feet to the POINT OF BEGINNING.

Said tract contains 287,600 Square Feet or 6.632 Acres, more or less.

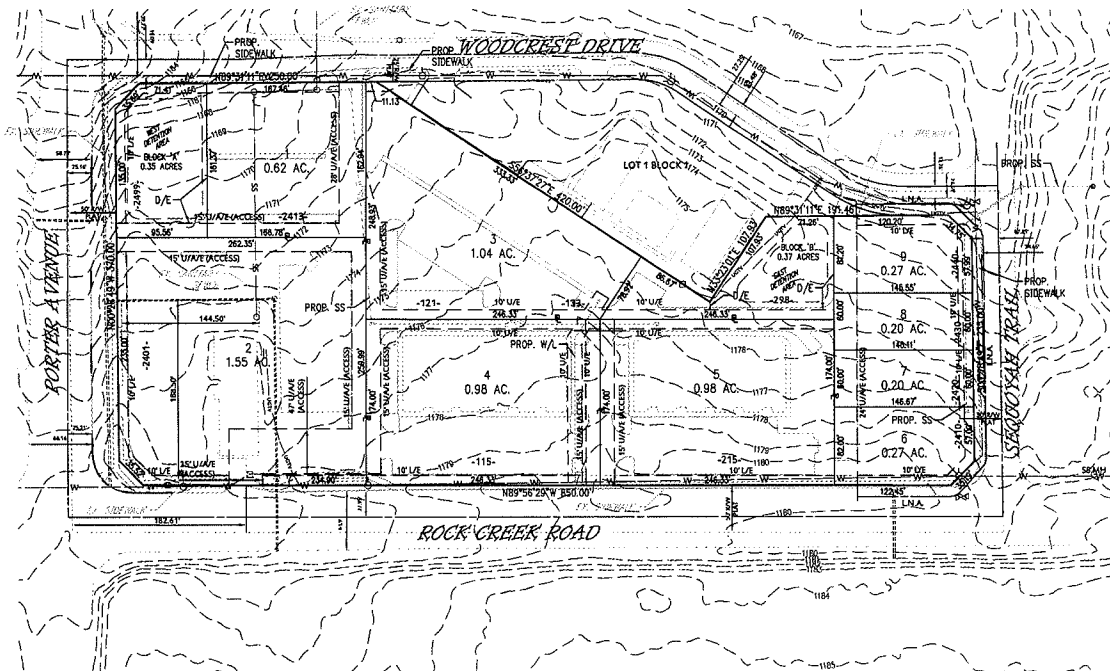
NOTE:

STORMWATER DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTION AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE STORMWATER DETENTION FACILITY EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER IN THE PLAT OF WOODCREST PLAZA. HOWEVER, IF MAINTENANCE IS REQUIRED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CITY ENGINEER WITH COSTS ASSESSED TO AND BORNE BY SAID PROPERTY OWNER. OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERSONAL INSPECTION AND FOR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENTS DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

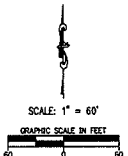
LEGAL DESCRIPTION

A tract of about with the Southwest Quarter (SW/4) of Section Seventeen (17), Township Nine North (9N), Range Two West (2W), of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma being more particularly described as follows:

Lot 2, Block 1 of WOODCREST ESTATES PLAZA, an Addition to the City of Norman, filed in the Office of the Cleveland County Clerk in Book 8 of Plats, Page 2.



LEGEND	
B/L	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
L.N.A.	LIMITS OF NO ACCESS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
(REC.)	RECREATIONAL COMMON AREA
(DR.)	DRAINAGE RELATED COMMON AREA
U/A/E	UTILITY AND ACCESS EASEMENT
L/E	LANDSCAPE EASEMENT



WOODCREST PLAZA

214 E. Main
Oklahoma City, Oklahoma 73104

Crafton Tull
architectural engineering planning
405.247.4771 405.247.4772
www.craftontull.com

CRAFTON TULL ARCHITECTURAL ENGINEERING PLANNING
1000 N. WILSON STREET, SUITE 100, OKLAHOMA CITY, OK 73104

SHEET NO: 1 of 1

DATE: 11/3/15

PROJECT NO: 14600100