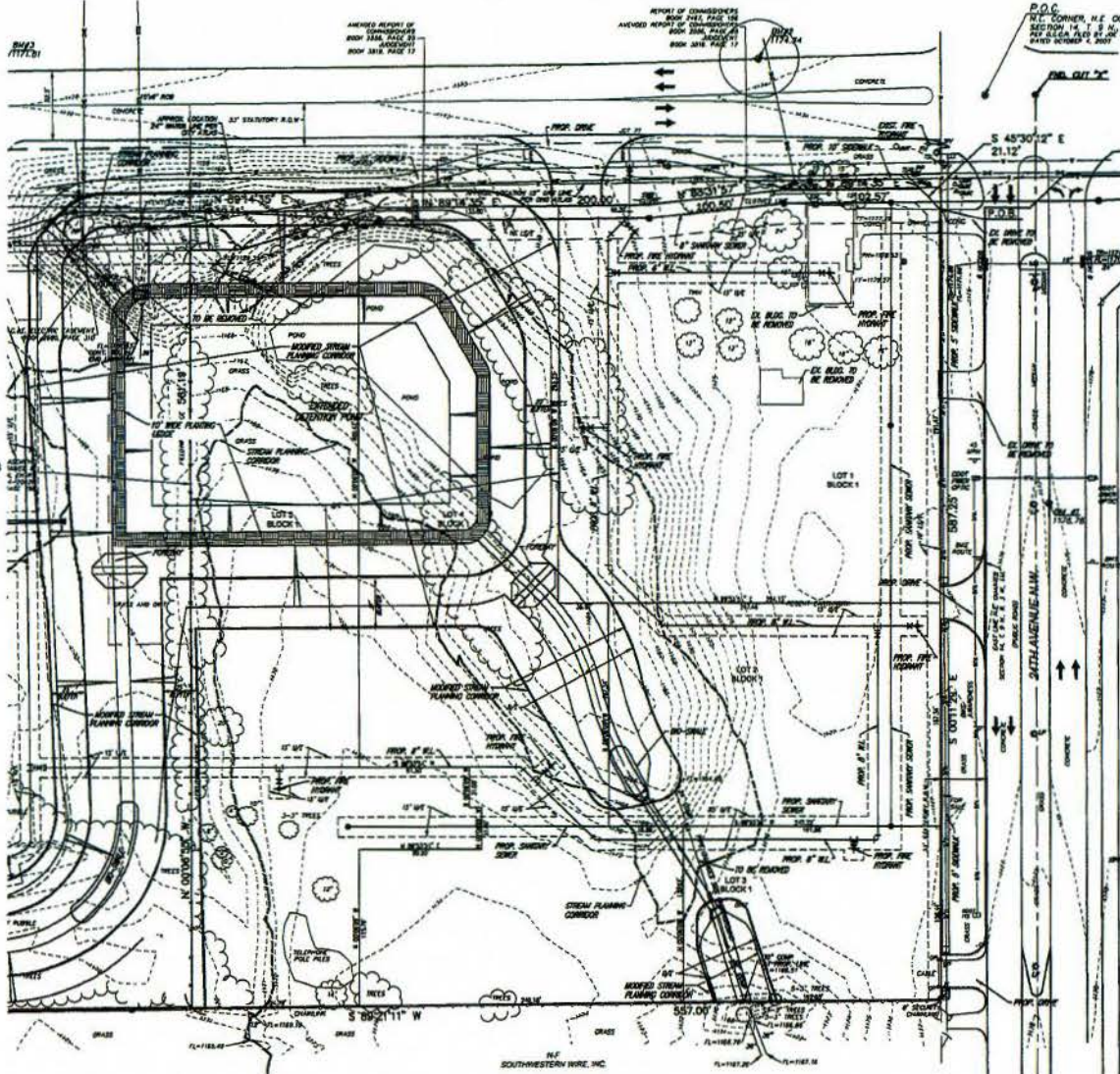
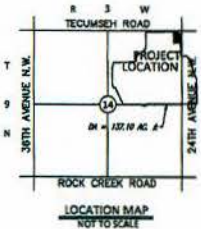


**PRELIMINARY PLAT**  
**SHOPS AT TECUMSEH CROSSING**  
 A PART OF THE N.E. 1/4 OF SECTION 14, T9N, R3W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

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 STATE OF OKLAHOMA.



**LEGAL DESCRIPTION**

A TRACT OF LAND LIND IN THE NORTHEAST QUARTER NEARBY OF SECTION TWENTY-THREE (23) TOWNSHIP-9N (9) NORTH, RANGE-3E (3) WEST OF THE MERIDIAN, CLEVELAND COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;  
 THENCE SOUTH 07°11'25" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 60.00 FEET;  
 THENCE SOUTH 89°14'25" WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 155.00 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LINE OF 24TH AVENUE N.W. AND THE POINT OF BEGINNING;  
 THENCE SOUTH 07°11'25" EAST, ALONG SAID WEST BOUNDARY OF SAID LINE, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.00 FEET;  
 THENCE SOUTH 89°14'25" WEST A DISTANCE OF 63.00 FEET;  
 THENCE NORTH 00°00'00" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LINE OF 24TH AVENUE N.W. AS ESTABLISHED BY A RECORDED REPORT OF CONSIDERATIONS CASE NO. 24-3-1030 RECORDED IN BOOK 245, PAGE 108;  
 THENCE ALONG SAID SOUTH BOUNDARY OF SAID LINE, THE FOLLOWING SIX (6) COURSES:  
 1. NORTH 88°42'37" EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 30.00 FEET;  
 2. NORTH 72°32'37" EAST A DISTANCE OF 10.00 FEET;  
 3. NORTH 89°14'25" EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 30.00 FEET;  
 4. NORTH 82°37'37" EAST A DISTANCE OF 10.00 FEET;  
 5. NORTH 89°14'25" EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 20.00 FEET;  
 6. SOUTH 45°32'37" EAST A DISTANCE OF 0.12 FEET TO THE POINT OF BEGINNING;  
 SAID RECORDED TRACT OF LAND CONTAINS AN AREA OF SLIGHTLY SQUARE FEET BY 23.523 ACRES, MORE OR LESS.

- NOTES:**
1. THE INTERIORS WILL BE LOCATED AND PROVIDED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
  2. ALL PUBLIC UTILITIES SHALL BE IN A DEDICATED EASEMENT.
  3. ALL DRIVEWAY SEVER SHALL BE AT, UNLESS OTHERWISE NOTED.
  4. EXISTING ZONING IS P-1.
  5. ALL IMPROVEMENTS SHALL BE AT UNLESS OTHERWISE NOTED, UNLESS THEY WILL BE LOCATED.
  6. LANDSCAPING WILL BE AT EXCEPT OTHERWISE OTHERWISE.
2. THE SITE PLAN IS CONCEPTUAL. FINAL LINE PROVISIONS MUST BE DECIDED IF NECESSARY AT SUBMISSION OF BUILDING PERMIT FOR EACH LOT.
3. IF THE BUILDINGS REQUIRE SPERMILLAGE PROTECTION THE DISTANCE BETWEEN THE FOO AND THE NEAREST RESIDENT SHALL BE LIMITED BASED ON THE NEARING LOOKING.

**(WQMP) WATER QUALITY PROTECTION ZONE**

**NOTE:** THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(C) OF THE NORMAN CITY CODE.

**NOTE:** THE WQMP IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND AT THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

**STORM DRAINAGE DETENTION FACILITY EASEMENT**

STORM DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SEWERAGE WATERS AND CONSTRUCTED AS APPROVED BY THE CITY (OWNER). ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAT OF THIS PROJECT. CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH FACILITIES SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAT OF THIS PROJECT. THE CITY ENGINEER, CLEVELAND COUNTY, OKLAHOMA, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITIES. UPON RECEIVING WRITTEN NOTIFICATION FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, CLEVELAND COUNTY, OKLAHOMA, THE PROPERTY OWNERS SHALL CONDUCT MAINTENANCE WITHIN THE EASEMENT, PROVIDED THE MAINTENANCE DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



**SHOPS AT TECUMSEH CROSSING**  
 OF & W. M. SHERMAN  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 15230  
 CLEVELAND COUNTY, OKLAHOMA

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**PROJECT SHEET NO.**  
 SHEET 1 OF 1  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]

**PRELIMINARY PLAT**  
 SHEET NO. 1