FINAL PLAT

UNIVERSITY NORTH PARK PROFESSIONAL CENTER

A PLANNED UNIT DEVELOPMENT

A PART OF THE NW 1/4 OF SECTION 13 AND THE NE 1/4 OF SECTION 14, T9N, R3W, I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter of Section 13 and the Northeast Quarter of Section 14, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the northwest corner of said Section 13;

THENCE South 00°16'03" East, along the west line of the said Northwest Quarter of Section 13, a distance of 50.00 feet to a point on the southerly right-of-way line of Tecumseh Road as established by that certain HIGHWAY EASEMENT recorded in Book 3470, Page 436, said point being the POINT OF BEGINNING;

THENCE southerly, along said right-of-way line, the following four (4) courses:

1. South 89°49'14" East a distance of 33.00 feet;
2. North 44°57'46" East a distance of 35.62 feet;
3. South 89°49'14" East a distance of 189.54 feet;
4. South 63°19'03" East a distance of 35.87 feet to a point on the east line of that certain SURPLUS PROPERTY DEED OF RELEASE recorded in Book 2302, Page 914, Cleveland County records;

THENCE southeasterly, along said east line, the following two (2) courses:

1. South 00°38'51" East a distance of 96.71 feet;
2. South 00°38'00" East a distance of 1,276.14 feet;

THENCE South 89°22'00" West a distance of 391.24 feet;

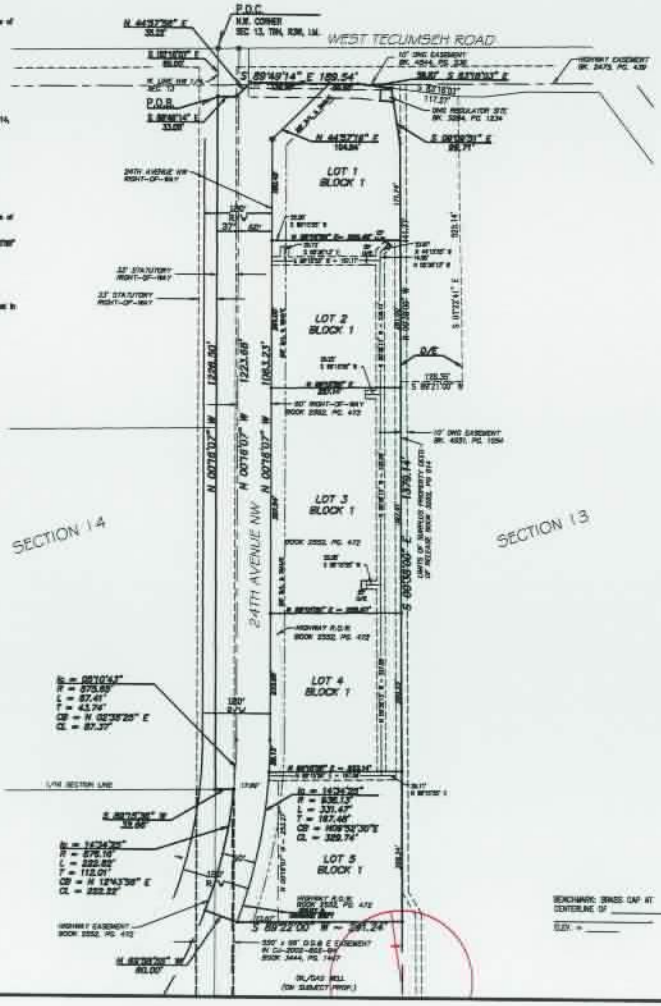
THENCE North 00°38'00" West a distance of 50.00 feet to a point on the centerline of 24th Avenue NW as established by the HIGHWAY EASEMENT in favor of the State of Oklahoma recorded in Book 2302, Page 472, Cleveland County records;

THENCE northerly, along said centerline, on a non-tangent curve to the left having a radius of 575.16 feet (said curve subtended by a chord which bears North 12°43'38" East a distance of 222.22 feet) for an arc distance of 223.22 feet;

THENCE South 00°16'03" West a distance of 33.08 feet to a point on the common line between said Sections 13 and 14;

THENCE North 00°16'03" West, along said common line, a distance of 1,225.83 feet to the POINT OF BEGINNING.

Said tract of land containing a gross area of 470,200 square feet or 10.8001 acres more or less, and an area net of the right-of-way for 24th Avenue NW (100 feet in width) of 336,200 square feet or 7.7182 acres more or less.



VICINITY MAP
SCALE: 1" = 2000'

TOTAL LOTS
5

SCALE: 1" = 100'

NOTES:

1. A SIDEWALK IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE REQUIRED ADJACENT TO 24th AVENUE NW AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD OF N 00°16'03" W FOR THE CENTERLINE OF 24th AVENUE NW.
3. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.
4. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
5. UNLESS NOTED OTHERWISE, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

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 RIGHTS, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF "LEGACY BUSINESS PARK, SECTION 1". 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, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

BENCHMARK: BRASS CAP AT CENTERLINE OF _____ & _____
ELEV. = _____

LONA = LIMITS OF NO ACCESS
D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
PED/E = PEDESTRIAN EASEMENT
B/L = BUILDING LINE
--1000-- = ADDRESS

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