

**PRELIMINARY PLAT
COTTONWOOD CREEK**
A RESIDENTIAL ESTATE PLATTED SUBDIVISION
PART OF THE NW1/4 OF SECTION 1, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

UNPLATTED

PRELIMINARY LEGAL DESCRIPTION (RE Zoning)

Approximately the NW1/2 of the land described on the Warranty Deed recorded in BK.4574 Pg.624 filed on February 4, 2003, England Enterprises (grantor) to Lohman Investments, LLC (grantee). A tract of land in the NW1/4 of Sec.1,T9N,R3W, I.M., Cleveland County, Oklahoma, said tract further described as BEGINNING at a point on the West line of said NW1/4, said point being 1053.20' S00°17'18"E of the NW corner of said NW1/4, said POB also described as the NW corner of the tract of land described on the Warranty Deed in BK.4574 Pg.624; thence S89°31'14"E, on the North line of said Deed, for a distance of 1340.66 feet; thence S03°32'40"E for a distance of 1038.10 feet to the South line of said Deed; thence N89°34'38"W, on said South line, for a distance of 1399.61 feet to the West line of said NW1/4, also being the Northwest corner of Hidden Lake Estates Section 4, thence N00°17'18"W, on the West line of said NW1/4, for a distance of 1037.02 feet to the POINT OF BEGINNING, containing 32.6 acres more or less and subject to assessments, rights-of-way and other land use regulations.

(WQPZ) WATER QUALITY PROTECTION ZONE

A Water Quality Protection Zone will be created by dedications on the Final Plat and in Covenants and Restrictions filed with the Final Plat.

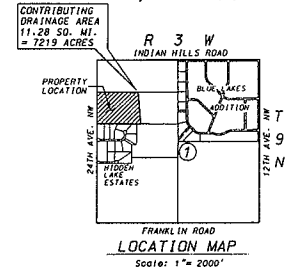
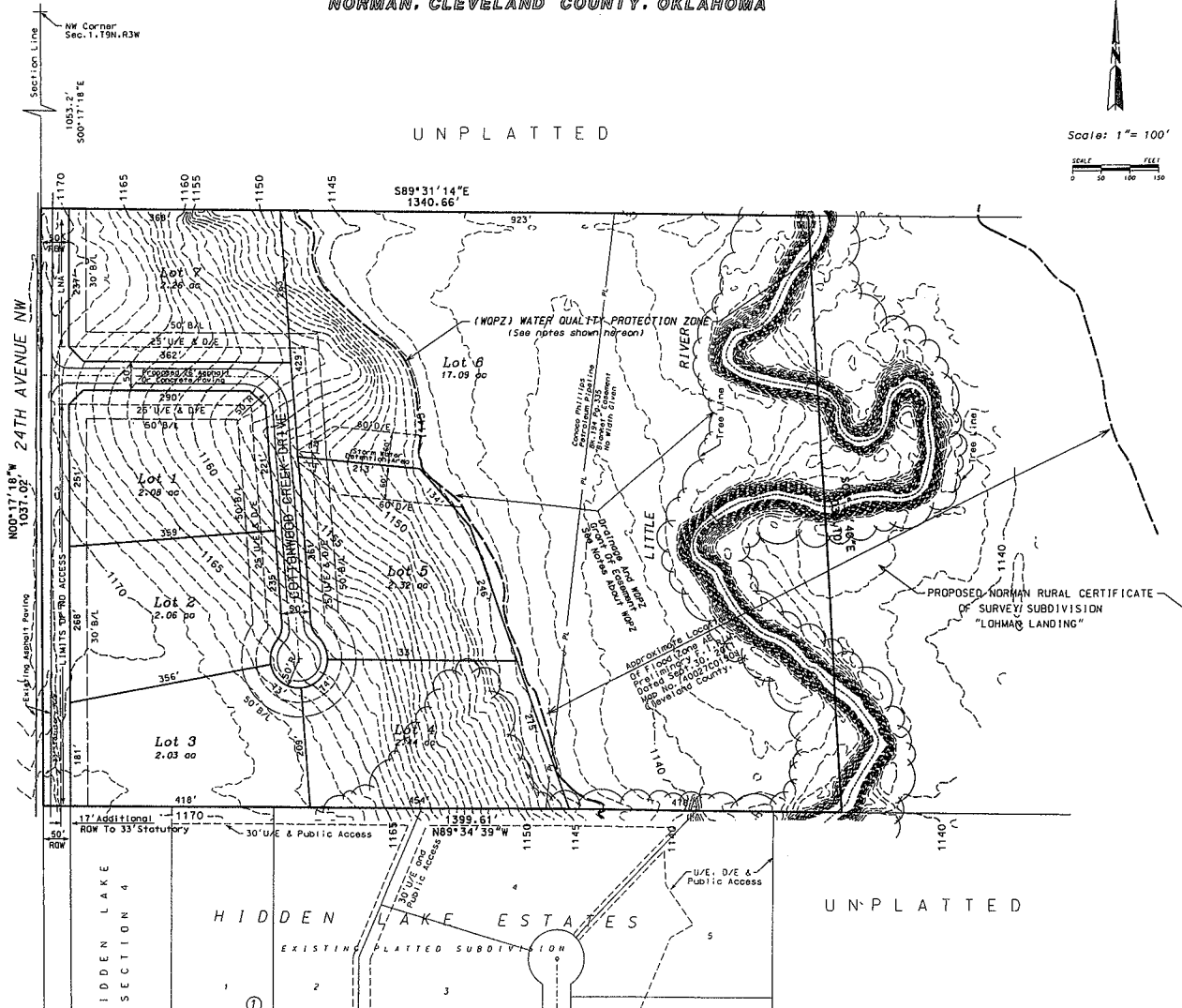
NOTE: There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Director of Public Works unless such disturbance is done in accordance with 19-514(E) of the Norman City Code.

NOTE: The WQPZ is subject to protective covenants that may be found in the land records and that restrict disturbance and use of these areas.



OR 405-1840-5032

CALL BEFORE ANY EXCAVATION



OWNER/DEVELOPER
Lohman Investments, LLC
John Lohman
200 SE 13th Street
Moore, OK 73160

ENGINEER
Pollard Engineering
11000 Friendly Lane
Midwest City, OK 73130
405-169-8700

SURVEYOR
Pollard & Whited Surveying Inc.
2514 Tee Drive
Norman, Oklahoma 73069
405-366-0001
pwsurvey@aol.com

GENERAL NOTES
(1) 32.6 acres To Be Subdivided into 7 Single Family Residential Lots.
(2) Contour Interval = One (1) foot from City G.I.S. Map.
(3) Site Triangles Are 25'.
(4) Paved Streets Are 25' Wide.
(5) Cul-de-sac Radius Is 42'.
(6) Paving Intersection Radii Are 30'.
(7) All Materials And Construction Shall Comply With The Current Standards Of The City of Norman And The ODEG.
(8) All Residences Shall Be Served By Individual Private Sewer Systems And Individual Private Water Wells.

ZONING
Current: A-2, Rural Agricultural District
Proposed: RE, Residential Estate
(Proposed Zoning conforms with Norman 2025 Land Use And Transportation Plan)

LEGEND / ABBREVIATIONS
• LNA = Limits Of No Access. No Vehicular Access Shall Be Permitted To 24th Ave. NW Except At The Main Entrance Road As Illustrated Hereon.
• B/L = Building Lines. 50' Front, 25' Side, 30' Rear Or As Otherwise Specified By City.
• U/E = Utility Easement
• D/E = Drainage Easement
• WQPZ = Water Quality Protection Zone

POLLARD & WHITED SURVEYING, INC.
2514 Tee Drive Norman, Oklahoma 73069
405-366-0001 office pwsurvey@aol.com