

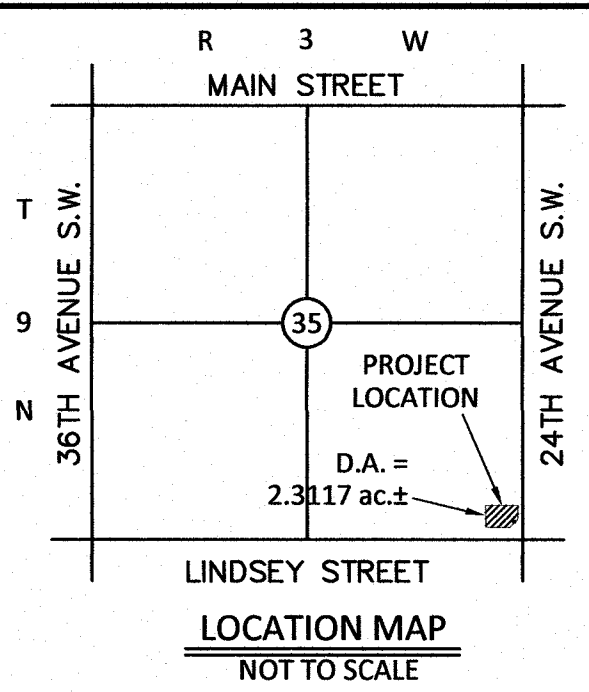
**PRELIMINARY PLAT**  
**ONCUE #138 ADDITION**

A REPLAT OF LOT 24 (LOT LINE ADJUSTMENT #559), LOT 25 AND LOT 26, BLOCK 1, ENERGY SQUARE ADDITION AND A PART OF THE S.E. 1/4 OF SECTION 35, T9N, R3W OF THE I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

**OWNER'S INFORMATION**  
OnCue RE, L.L.C.,  
916 North Main Street  
Stillwater, Oklahoma 74075  
Phone: (405) 372-3579

TOTAL LOTS	TOTAL BLOCKS
1	1

**SURVEYED BY:**  
DODSON-THOMPSON-MANSFIELD, PLLC  
20 NE 38th Street  
OKLAHOMA CITY, OK 73105  
CERTIFICATE OF AUTHORIZATION NO: 6391  
EXPIRES JUNE 30, 2020  
PHONE: (405) 601-7402



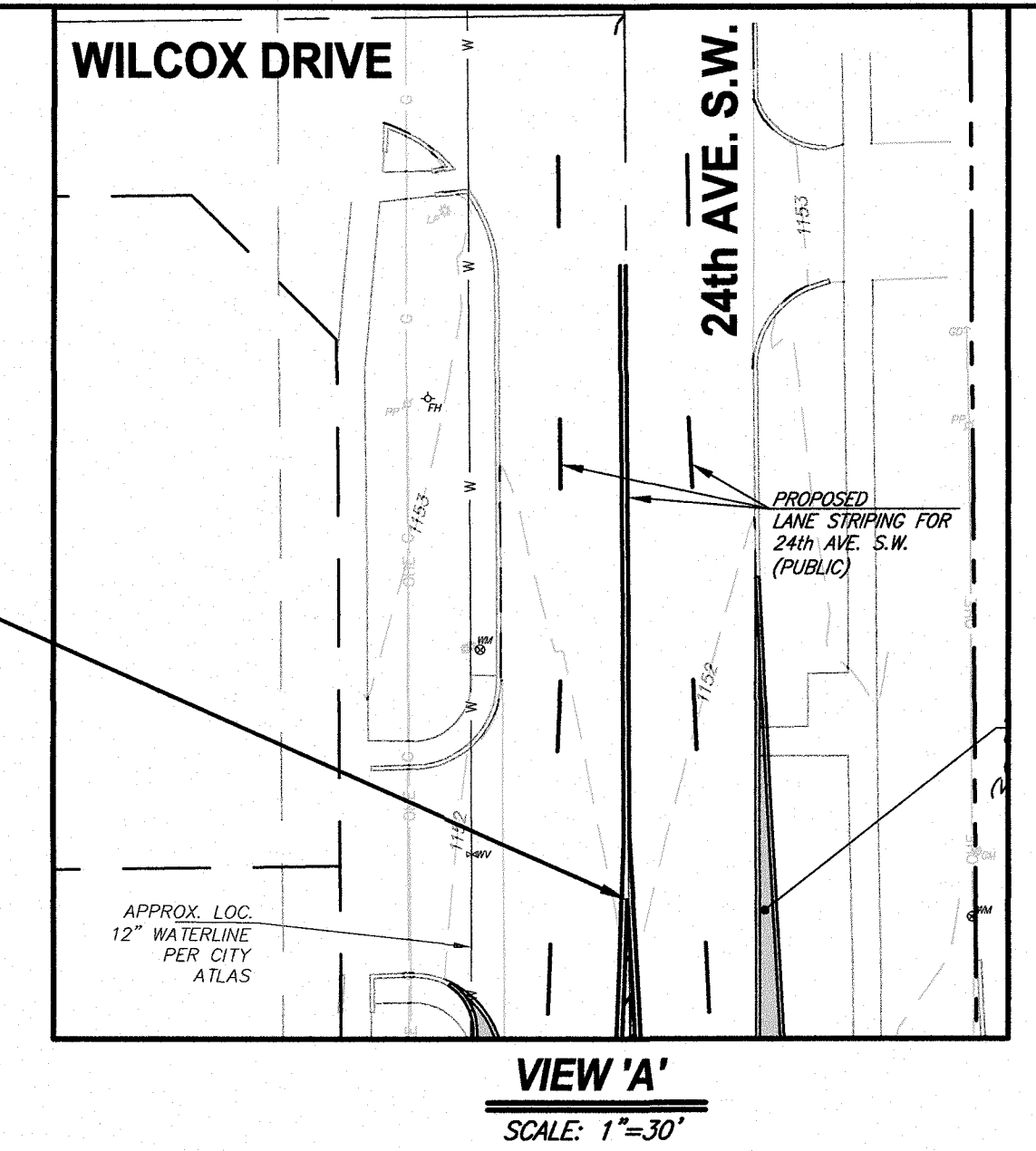
**LOT SUMMARY TABLE**

LOT NUMBER	LOTE AREA
1	2.3102 acres
TOTAL	2.3102 acres

**SHARED ACCESS EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°49'47" E	12.00'
L2	S 00°20'32" W	237.47'
L3	S 89°49'47" W	12.00'
L4	N 00°20'32" W	237.47'

SCALE: 1" = 30'



**LEGAL DESCRIPTION:**

A tract of land being part of Lot Twenty-four (24), all of Lots Twenty-five (25) and Twenty-six (26), Block One (1), ENERGY SQUARE, an Addition to the City of Norman, Cleveland County, Oklahoma according to the plat recorded in Book 13 of Plats, Page 20, together with a part of the Southeast Quarter (SE/4) of Section Thirty-five (35), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, AND together with those Two (2) certain tracts of land described in JOURNAL ENTRY OF JUDGEMENT Case No. CV-2018-2600 in the District Court of Cleveland County recorded in Book 5889, Page 1196, all being more particularly described as follows:  
COMMENCING at the southeast corner of said Southeast Quarter;  
THENCE North 00°20'32" West, along the east line of said Southeast Quarter, a distance of 250.42 feet;  
THENCE South 89°49'47" West a distance of 60.00 feet to a point of intersection of the west right of way line of 24th Avenue S.W., as established by DEDICATION DEED PUBLIC HIGHWAY recorded in Book 135, Page 496, with the northerly right of way line of Lindsey Street as established by DEDICATION DEED PUBLIC HIGHWAY recorded in Book 210, Page 516 and the POINT OF BEGINNING;  
THENCE along the northerly right of way line of said DEDICATION DEED PUBLIC HIGHWAY and the southerly line of said JOURNAL ENTRY OF JUDGEMENT extended, also being the north right of way line of Lindsey Street, the following Two (2) courses:  
1. South 44°44'37" West a distance of 141.80 feet;  
2. South 89°49'47" West a distance of 294.58 feet;  
THENCE North 00°20'32" West, parallel with the east line of said Lot 24, and passing at a distance of 1.67 feet the south line of said Lot 24 and continuing for a total distance of 267.53 feet to a point on the north line of said Lot 24, also being a point on the south right of way line of Springer Drive;  
THENCE North 89°49'47" East, along the north line of said Lots 24, Lot 25, Lot 26 and Lot 26 extended, also being the south right of way line of said Springer Drive, a distance of 395.00 feet to a point on the west right of way line of said 24th Avenue S.W.;  
THENCE South 00°20'32" East, along said west right of way line, a distance of 167.11 feet to the POINT OF BEGINNING.  
Said described tract of land contains an area of 100,632 square feet or 2.3102 acres, more or less.

THE BEARING OF N 00°20'32" W AS THE EAST LINE OF THE S.E. QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN PER THE DEED OF RECORD WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT

**NOTES:**

- FIRE HYDRANTS AND FIRE LANE STRIPING/SIGNAGE WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- EXISTING ZONING: C-2, GENERAL COMMERCIAL DISTRICT.
- PROPOSED ZONING: C-2, GENERAL COMMERCIAL DISTRICT.
- TOTAL NUMBER OF BLOCKS: 01  
TOTAL NUMBER OF LOTS: 01
- ACCESS TO THE 8" SANITARY SEWER SHALL ONLY BE ALLOWED AT MANHOLES.
- STORM SEWER SYSTEM SHOWN FOR LOT 1, BLOCK 1 WOULD BE CONSTRUCTED AS PART OF BUILDING PERMIT FOR LOT 1, BLOCK 1. THE CONFIGURATION OF THE NECESSARY STORM SEWER SYSTEM INCLUDING THE DETENTION SYSTEM FOR LOT 1 MAY VARY IN THE FUTURE. HOWEVER, THE FINAL LAYOUT AND DESIGN OF THESE FEATURES SHALL MEET THE CITY OF NORMAN REQUIREMENTS.
- REFER SITE PLAN FOR PROPOSED LANE STRIPING OF SPRINGER DRIVE AND 24th AVENUE S.W. TO BE COMPLETED AS PART OF THE PROPOSED DEVELOPMENT.
- ABANDON EXISTING SANITARY SEWER SERVICE CONNECTION PER CITY STANDARDS.
- ABANDON EXISTING WATER SERVICE CONNECTION AND WATER METER PER CITY STANDARDS.

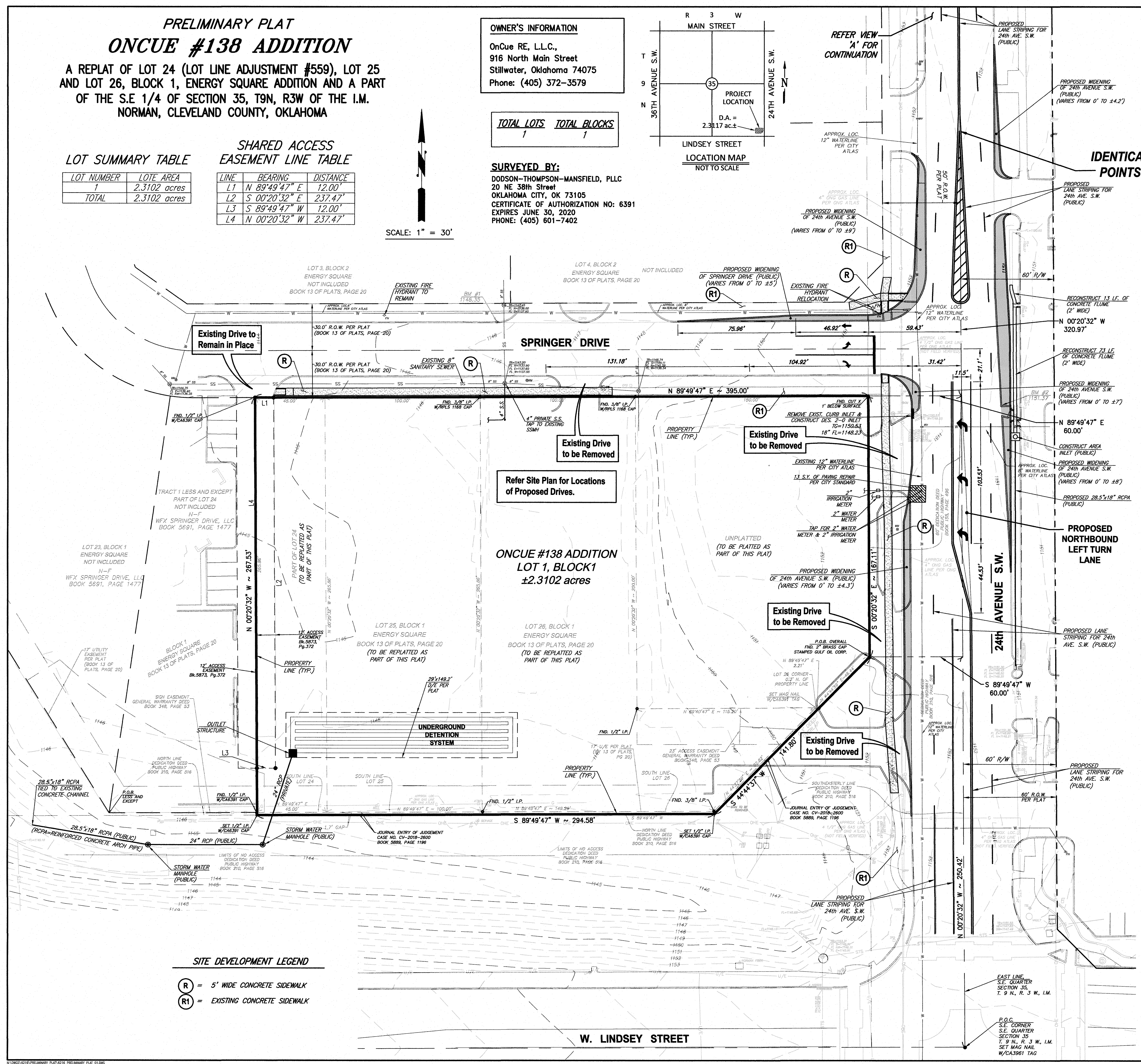
*Muhammad A. Khan*  
MUHAMMAD A. KHAN, P.E. NO. 18318

**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 OWNERS ASSOCIATION IN THE PLAT OF ONCUE #138 ADDITION; 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 OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE 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 PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

**SITE DEVELOPMENT LEGEND**

- (R) = 5' WIDE CONCRETE SIDEWALK
- (R1) = EXISTING CONCRETE SIDEWALK



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**onCue**

NOT VALID FOR CONSTRUCTION

SEAL: MUHAMMAD A. KHAN, P.E. NO. 18318, OKLAHOMA

UNLESS SPEC'D IN THIS BLOCK

**ONCUE #138 ADDITION**

**W. LINDSEY ST. & 24TH AVE. S.W. NORMAN, OKLAHOMA**

**SMC Consulting Engineers, P.C.**  
615 West Main - Oklahoma City, OK 73108  
PH: 405-242-7715 FAX: 405-242-7859

OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 644 EXP. 06/30/2021

No.	Revision	Date
1	PER. DRT COMMENTS - 01-13-2020	01/13/2020
2	PER. DRT COMMENTS - 01-28-2020	01/28/2020

PROJECT NO.: 6216.00  
DATE: 01/02/2020  
SCALE: 1" = 30'  
DRAWN BY: PMC  
ENGINEER: MUHAMMAD A. KHAN  
P.E. NUMBER: 18318

**PRELIMINARY PLAT**

SHEET NO. 1