

LEGAL DESCRIPTION

Being a tract of land lying in the S.W. 1/4, Section 14, T9N, R3W, of the SEVEN RANGES, NORMAN, CLEVELAND COUNTY, OKLAHOMA, more particularly described as follows:

COMMENCING at the southeast corner of said Section 14;

THENCE North 89°25'30" East a distance of 123.12 feet;

THENCE North 89°25'30" East a distance of 123.12 feet to the POINT OF BEGINNING;

THENCE following North 89°25'30" East a distance of 1,612.21 feet to a point on the west line of a tract of land as described in that WARRANTY DEED recorded in Book 402, Page 1212;

THENCE along the westerly line of said WARRANTY DEED, the following three (3) courses:

1. South 27°17'30" East a distance of 123.17 feet;
2. South 89°25'30" East a distance of 123.12 feet;
3. South 89°25'30" East a distance of 123.17 feet to a point on the north right of way line of Rock Creek Road as established by that WARRANTY DEED recorded in Book 402, Page 1212;

THENCE along the north right of way line of said Rock Creek Road, the following four (4) courses:

1. South 27°17'30" East a distance of 123.17 feet;
2. South 89°25'30" East a distance of 123.12 feet;
3. South 89°25'30" East a distance of 123.17 feet;
4. South 89°25'30" East a distance of 123.12 feet to the southeast corner of said S & B FAMILY PROPERTIES ADDITION SECTION 1;

THENCE along the east line of said S & B FAMILY PROPERTIES ADDITION SECTION 1 the following three (3) courses:

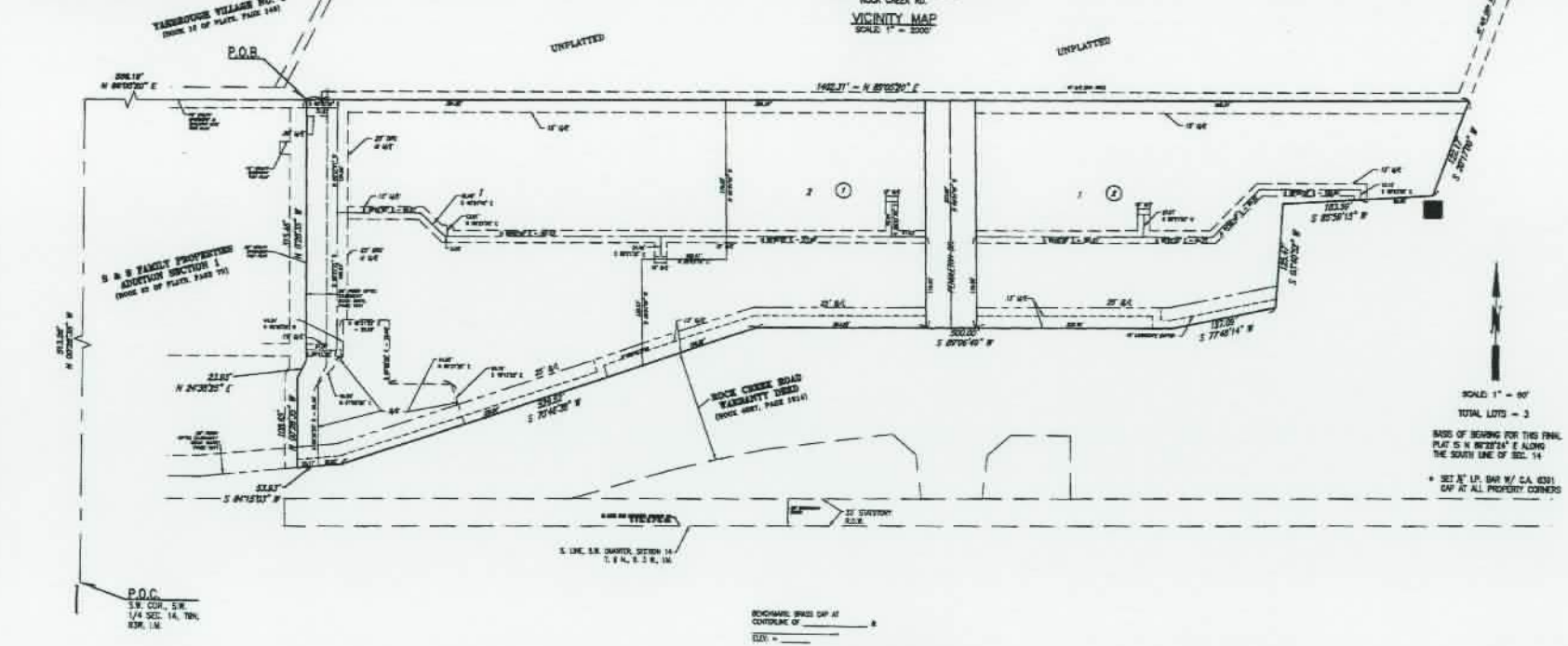
1. South 89°25'30" East a distance of 123.12 feet;
2. North 89°25'30" East a distance of 123.12 feet;
3. North 89°25'30" East a distance of 123.12 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 362,574 square feet, or 8.2222 acres, more or less.

FINAL PLAT LEGACY BUSINESS PARK SECTION 1 A PART OF THE S.W. 1/4, SECTION 14, T9N, R3W I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

SEVEN RANGES DETENTION FACILITY EASEMENT

SEVEN RANGES DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR COLLECTION OF STORM SURFACE WATER AND CONVEYANCE AS AUTHORIZED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE SEVEN RANGES DETENTION FACILITY EASEMENT SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF LEGACY BUSINESS PARK SECTION 1. HOWEVER, IF MAINTENANCE IS NEGLECTED OR DEFERRED TO SUCH EXTENT THAT THE FACILITY IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CONVEYANCE TO AND FROM SUCH PUBLIC SAFETY SHALL BE THE DUTY OF THE CITY ENGINEER. CONVEYANCE TO AND FROM SUCH PUBLIC SAFETY SHALL BE THE DUTY OF THE CITY ENGINEER. CONVEYANCE TO AND FROM SUCH PUBLIC SAFETY SHALL BE THE DUTY OF THE CITY ENGINEER. CONVEYANCE TO AND FROM SUCH PUBLIC SAFETY SHALL BE THE DUTY OF THE CITY ENGINEER.



SCALE: 1" = 60'
TOTAL LOTS - 3
BASIS OF BEARING FOR THIS FINAL PLAT IS N 89°25'30" E ALONG THE SOUTH LINE OF SEC. 14
• SET N 1/4, S 1/4, W 1/4, CA. 6301 CAP AT ALL PROPERTY CORNERS

BOCHAMERE BRIDGE CAP AT
CONTINUITY OF
CLAY =

SEWER/E = SEWER/STORM EASEMENT
P.O.B. = POINT OF BEGINNING
D/E = DRAINAGE EASEMENT
P/E = PROJECTED EASEMENT
LMA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
W/L = BUILDING LINE
-DRW- = ADDRESS

NOTE: OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY SEVEN RANGES PROPERTY OWNERS ASSOCIATION.

DRAWN: JUNE 18, 2018
SEVEN RANGES ENGINEERS, P.C.
810 N. MAIN STREET
OKLAHOMA CITY, OK 73104
PH: (405) 232-7710
FAX: (405) 232-7711
LEGACY BUSINESS PARK SECTION 1
A PLANNED UNIT DEVELOPMENT
FINAL PLAT SHEET 3 OF 3

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.