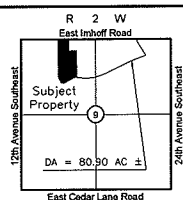
PRELIMINARY PLAT of

Life.Church Norman

PART OF THE WEST HALF, OF THE EAST HALF, OF THE NORTHWEST QUARTER OF
SECTION 9 TOWNSHIP 8 NORTH, RANGE 2 WEST, CLEVELAND COUNTY, STATE OF OKLAHOMA



Location Map

Notes

1. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "OKIE" (1-800-522-6543) BEFORE DIGGING!!
2. THE PROPERTY DESCRIBED HEREON CONTAINS 1 LOT
3. THE PROPERTY DESCRIBED HEREON CONTAINS 1 BLOCK
4. THE PROPERTY DESCRIBED HEREON CONTAINS 18.55 ACRES
5. BEARING BASE: OKLAHOMA STATE PLANE COORDINATE SYSTEM
6. THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CLEVELAND COUNTY, OKLAHOMA, MAP NO. 40027C0285H, MAP REVISED: SEPTEMBER 26, 2008, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) NOT SHADED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

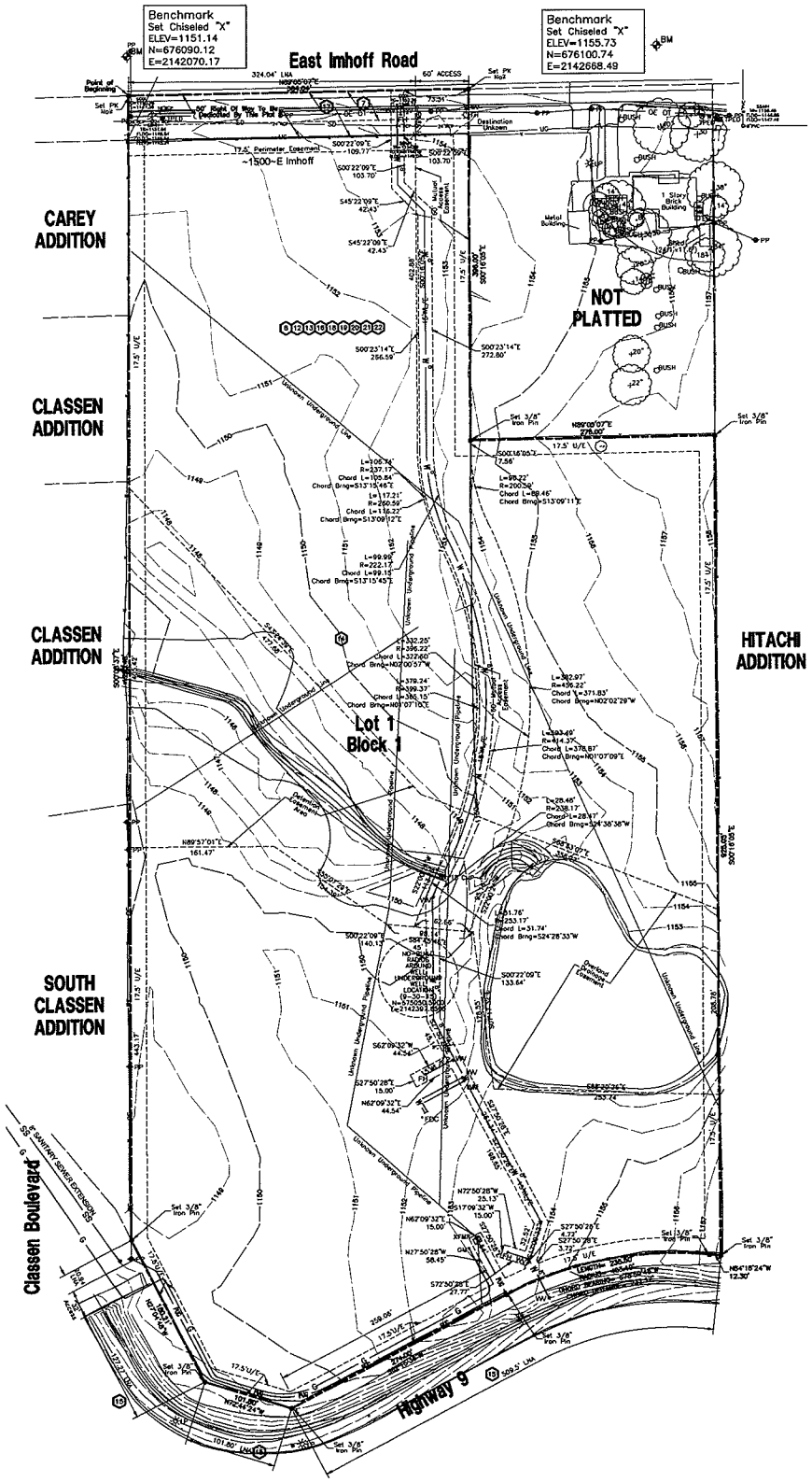
Engineer
WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC
200 EAST BRADY STREET
TULSA, OK 74103
TEL: (918) 584-5858
OKLAHOMA CA #1460
EXP DATE 6/30/17

Surveyor
BENNETT SURVEYING, INC.
210 CHOUTEAU AVENUE
CHOUTEAU, OK 74337
TEL: (918) 476-7484
RPLS 1556, CA #4302.
EXP DATE 6/30/16

Owner/Developer
LIFE COVENANT CHURCH, INC.
4600 E 2ND STREET
EDMOND, OK 73074

Legend

G	PROPOSED GAS LINE
LNA	LIMITS OF NO ACCESS
PUG	PROPOSED UNDERGROUND POWER
SS	SANITARY SEWER
U/E	UTILITY EASEMENT
W	PROPOSED WATER LINE
WM	PROPOSED WATER METER
WV	PROPOSED WATER VALVE
FH	PROPOSED FIRE HYDRANT



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft

Date: 01/07/16

Legal Description

A PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER, THENCE N89°05'07"E ON THE NORTH LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER FOR A DISTANCE OF 324.04 FEET; THENCE S00°16'05"E AND PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER FOR A DISTANCE OF 396.00 FEET; THENCE N89°05'07"E AND PARALLEL WITH THE NORTH LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER FOR A DISTANCE OF 273.00 FEET; THENCE S00°16'05"E ON THE EAST LINE OF THE SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER FOR A DISTANCE OF 925.85 FEET; THENCE N84°16'24"W FOR A DISTANCE OF 12.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 9 AND THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 33°28'24", HAVING A RADIUS OF 403.10 FEET, A LENGTH OF 235.50 FEET, AND WHOSE LONG CHORD BEARS S78°59'48"W FOR A DISTANCE OF 232.17 FEET; THENCE S62°15'36"W ON SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 274.00 FEET; THENCE N72°44'24"W ON SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 101.80 FEET; THENCE N27°44'48"W ON SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 180.21 FEET; THENCE N00°08'37"W ON THE WEST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 1290.48 FEET TO THE POINT OF BEGINNING.

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 OWNER(S) IN THE PLAT OF LIFE.CHURCH NORMAN 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.

Exceptions (X)

*. SECTION LINE ROAD EASEMENT CREATED UNDER TITLE 43 USC SECTION 1095. (AFFECTS SUBJECT PROPERTY AS SHOWN)

8. RIGHT OF WAY IN FAVOR OF MAGNOLIA PETROLEUM COMPANY RECORDED IN BOOK 94, PAGE 66, AS ASSIGNED TO CIMARRON GATHERING, LP, A TEXAS LIMITED PARTNERSHIP BY ASSIGNMENT, CONVEYANCE AND BILL OF SALE, RECORDED IN BOOK 4046, PAGE 1308. (AFFECTS AS BLANKET)

9. RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY RECORDED IN BOOK 163, PAGE 486, AS ASSIGNED TO ONE GAS,INC., AN OKLAHOMA CORPORATION BY ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS, RECORDED IN BOOK 5257, PAGE 1337. (DOES NOT AFFECT)

10. RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY RECORDED IN BOOK 175, PAGE 196, AS ASSIGNED TO ONE GAS,INC., AN OKLAHOMA CORPORATION BY ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS, RECORDED IN BOOK 5257, PAGE 1337. (DOES NOT AFFECT)

11. REPORT OF COMMISSIONERS, CASE NO. 16060 IN THE DISTRICT COURT OF CLEVELAND COUNTY, STATE OF OKLAHOMA, RECORDED IN BOOK 193, PAGE 372.(DOES NOT AFFECT)

12. RIGHT OF WAY GRANT IN FAVOR OF ROCK ISLAND OIL & REFINING CO. RECORDED IN BOOK 347, PAGE 464 ("THE "RIGHT OF WAY"), AS ASSIGNED TO CIMMARRON GATHERING, LP, A TEXAS LIMITED PARTNERSHIP BY ASSIGNMENT, CONVEYANCE AND BILL OF SALE, RECORDED IN BOOK 4046, PAGE 1308, SUBJECT TO THE CONVEYANCE, RECORDED IN BOOK 2043, PAGE 317, EXECUTED BY UNION TEXAS PRODUCTS CORPORATION ("UNION TPC") IN FAVOR OF UNION TEXAS PETROLEUM CORPORATION ("UNION TEXAS PETRO"), THE INTEREST OF UNION TEXAS PETRO ASSIGNED TO AMERICAN EXPLORATION ACQUISITION COMPANY ("AMERICAN EAC") BY CONVEYANCE, RECORDED IN BOOK 2045, PAGE 506, THE INTEREST OF AMERICAN EAC ASSIGNED TO AMERICAN PRODUCTION PARTNERSHIP LTD.–N, AMERICAN PRODUCTION PARTNERSHIP LTD.–N, NEW YORK LIFE OIL & GAS PRODUCTION PARTNERSHIP–A, NEW YORK LIFE OIL & GAS PRODUCTION PARTNERSHIP–B, NEW YORK LIFE OIL & GAS PRODUCTION PARTNERSHIP–C AND AMERIPLOR CORP., BY ASSIGNMENT, BILL OF SALE AND CONVEYANCE, RECORDED IN BOOK 2106, PAGE 756. (AFFECTS AS BLANKET)

NOTE: NO INSTRUMENT APPEARS IN THE PUBLIC RECORDS WHEREBY UNION TPC ACQUIRED AN INTEREST IN THE RIGHT OF WAY.

13. TANK STORAGE AGREEMENT IN FAVOR OF UNION TEXAS NATURAL GAS CORPORATION RECORDED IN BOOK 364, PAGE 61. (AFFECTS AS BLANKET)

14. PIPE LINE RIGHT OF WAY IN FAVOR OF UNION TEXAS NATURAL GAS CORPORATION (UNION TNGC") RECORDED IN BOOK 384, PAGE 59 (THE "RIGHT OF WAY"), SUBJECT TO THE CONVEYANCE, RECORDED IN BOOK 2043, PAGE 317, EXECUTED BY UNION TEXAS PRODUCTS CORPORATION ("UNION TPC") IN FAVOR OF UNION TEXAS PETROLEUM CORPORATION ("UNION TEXAS PETRO"), THE INTEREST OF UNION TEXAS PETRO ASSIGNED TO AMERICAN EXPLORATION ACQUISITION COMPANY ("AMERICAN EAC") BY CONVEYANCE, RECORDED IN BOOK 2045, PAGE 506, THE INTEREST OF AMERICAN EAC ASSIGNED TO AMERICAN PRODUCTION PARTNERSHIP LTD.–N, AMERICAN PRODUCTION PARTNERSHIP LTD.–N, NEW YORK LIFE OIL & GAS PRODUCTION PARTNERSHIP–A, NEW YORK LIFE OIL & GAS PRODUCTION PARTNERSHIP–B, NEW YORK LIFE OIL & GAS PRODUCTION PARTNERSHIP–C AND AMERIPLOR CORP., BY ASSIGNMENT, BILL OF SALE AND CONVEYANCE, RECORDED IN BOOK 2106, PAGE 756. (AFFECTS AS SHOWN)

NOTE: NO INSTRUMENT APPEARS IN THE PUBLIC RECORDS WHEREBY UNION TPC ACQUIRED THE INTEREST OF UNION TNGC IN THE RIGHT OF WAY.

15. REPORT OF COMMISSIONERS, CASE NO. 19,758 IN THE DISTRICT COURT OF CLEVELAND COUNTY, STATE OF OKLAHOMA, RECORDED IN BOOK 295, PAGE 207, WHICH CONTAINS PROVISIONS LIMITING OR PROHIBITING ACCESS RIGHTS TO ADJACENT PROPERTY, ESTABLISHES SOUTHERLY AND SOUTHWESTERLY PROPERTY LINE, CREATES LIMITS OF NO ACCESS)

16. RULES AND REGULATIONS FOR THE CENTRAL OKLAHOMA MASTER CONSERVANCY DISTRICT RECORDED IN BOOK 1897, PAGE 303 AND IN BOOK 1899, PAGE 29. (AFFECTS AS BLANKET)

17. PUBLIC ROADWAY, DRAINAGE AND UTILITY EASEMENT IN FAVOR OF THE CITY OF NORMAN RECORDED IN BOOK 1968, PAGE 663. (AFFECTS AS SHOWN)

18. EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, RECORDED IN BOOK 5244, PAGE 838. (AFFECTS AS BLANKET)

19. TELECOMMUNICATIONS RIGHTS AGREEMENT DATED MARCH 17, 1999 IN FAVOR OF SEA BREEZE COMMUNICATION COMPANY, AS FURTHER EVIDENCED BY THE MEMORANDUM OF TRANSFER AND CONTRIBUTION OF TELECOMMUNICATION RIGHTS, RECORDED IN BOOK 3131, PAGE 1407. (AFFECTS AS BLANKET)

20. TELECOMMUNICATIONS RIGHTS AGREEMENT DATED MARCH 17, 1999 IN FAVOR OF SEA BREEZE COMMUNICATION COMPANY, AS FURTHER EVIDENCED BY THE MEMORANDUM OF TRANSFER AND CONTRIBUTION OF TELECOMMUNICATION RIGHTS, RECORDED IN BOOK 3131, PAGE 1373. (AFFECTS AS BLANKET)

21. TELECOMMUNICATIONS RIGHTS AGREEMENT DATED MARCH 17, 1999, AS RESTATED ON OCTOBER 28, 1999, IN FAVOR OF SEA BREEZE COMMUNICATION COMPANY, AS FURTHER EVIDENCED BY THE MEMORANDUM OF TRANSFER AND CONTRIBUTION OF TELECOMMUNICATION RIGHTS, RECORDED IN BOOK 3500, PAGE 1473. (AFFECTS AS BLANKET)

22. RIGHT OF WAY AGREEMENT IN FAVOR OF SUNRAY AND MID-CONTINENT OIL COMPANY ("SUNRAY") RECORDED IN BOOK 353, PAGE 400 (THE "SUNOCO RIGHT OF WAY"). (AFFECTS AS BLANKET)

NOTE: SUNRAY CHANGED ITS NAME TO SUNRAY DX OIL COMPANY ("SUNRAY DX"), SUNRAY DX LATER MERGED INTO SUN OIL COMPANY, A NEW JERSEY CORPORATION ("SUN OIL"), SUN OIL LATER MERGED INTO SUN OIL COMPANY OF PENNSYLVANIA, A PENNSYLVANIA CORPORATION ("SUN OIL PENN"), SUN OIL PENN LATER CHANGED ITS NAME TO SUN REFINING AND MARKETING COMPANY ("SUN REFINING"), SUN REFINING LATER CHANGED ITS NAME TO SUN COMPANY, INC. (R & M), SUN COMPANY, INC. (R & M) LATER CHANGED ITS NAME TO SUNOCO, INC. (R & M), WHICH APPEARS TO BE THE HOLDER OF THE SUNOCO RIGHT OF WAY AS OF THE EFFECTIVE DATE HEREOF, HOWEVER, THE SUNOCO RIGHT OF WAY IS SUBJECT TO THE ASSIGNMENT RECORDED IN BOOK 1931, PAGE 155 WHEREBY SUN EXPLORATION AND PRODUCTION COMPANY ("SUN EXPLORATION") PURPORTEDLY ASSIGNED THE SUNOCO RIGHT OF WAY TO SUN OPERATING LIMITED PARTNERSHIP, A DELAWARE PARTNERSHIP ("SOLP"). SUN EXPLORATION WAS FORMERLY KNOWN AS SUN OIL COMPANY (DELAWARE). BY ASSIGNMENT AND BILL OF SALE RECORDED IN BOOK 3390, PAGE 804, SOLP ASSIGNED ITS INTEREST IN THE SUNOCO RIGHT OF WAY TO C & L PROCESSORS PARTNERSHIP ("C & L"), IN WHICH SOLP RETAINED A NONEXCLUSIVE RIGHT OF ACCESS UNDER THE SUNOCO RIGHT OF WAY. C & L RELEASED ITS INTEREST IN THE SUNOCO RIGHT OF WAY BY RIGHT-OF-WAY RELEASE RECORDED IN BOOK 2778, PAGE 1044, HOWEVER BY ASSIGNMENT AND BILL OF SALE RECORDED IN BOOK 3155, PAGE 1307, C & L PURPORTED TO ASSIGN ITS INTEREST IN THE SUNOCO RIGHT OF WAY TO PRISNER OKLAHOMA PROCESSORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MIT OKLA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY THE CONVEYANCE, ASSIGNMENT AND BILL OF SALE RECORDED IN BOOK 5371, PAGE 7. CIMMARRON GATHERING LLC PURPORTED TO CONVEY AN INTEREST TO SHORT JUNCTION OPERATING, LLC.