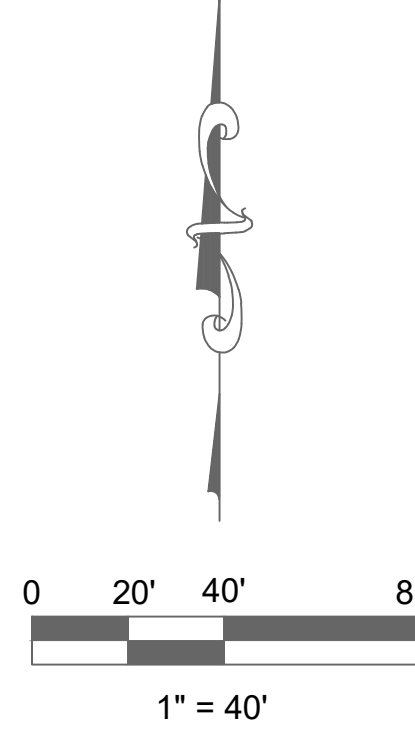
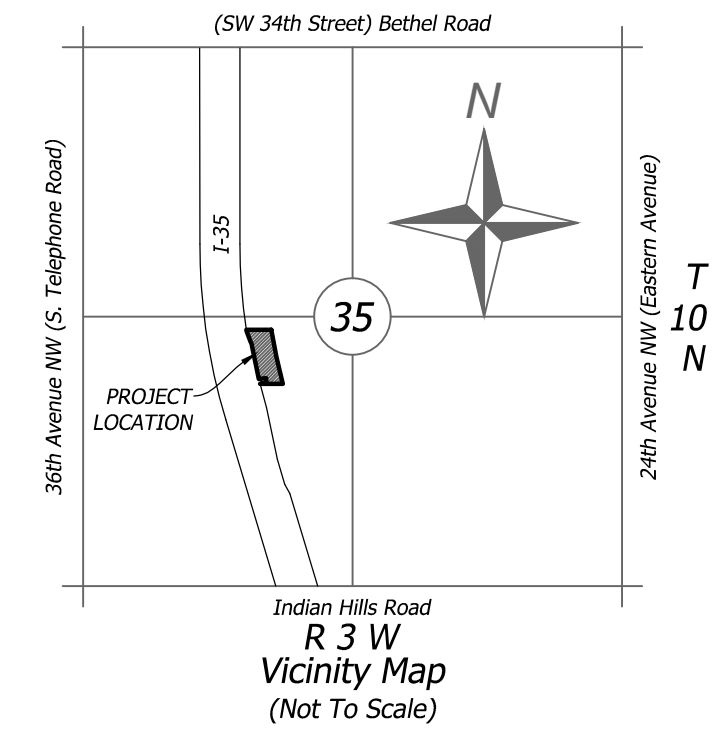


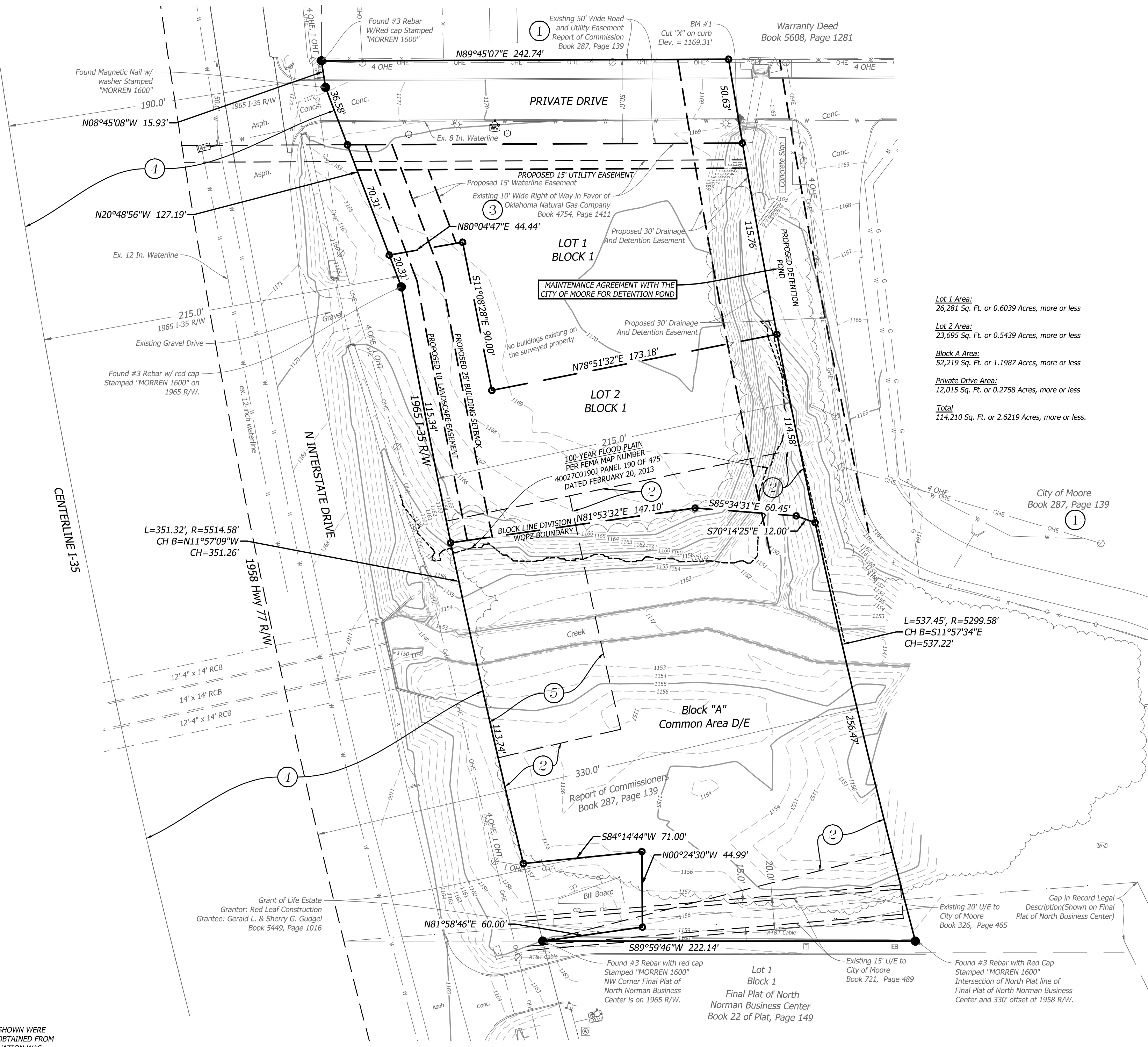
REVISED PRELIMINARY PLAT OF NORTH POINT ADDITION

A PART OF THE SOUTH WEST 1/4, SECTION 35, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



Basis of Bearing $S89^{\circ}59'58''E$ 1591.25'
North line Sec. 35, T10N, R3W, I.M.
Point of Commencement
NW Corner, Sec. 35,
T10N, R3W, I.M.

Basis of Bearing: North line of the NW/4, SECTION 35, T10N, R3W, I.M. is $S89^{\circ}59'58''E$. Bearings relative to 1965 1-35 centerline from construction plans. Bearings also match final Plat of North Norman Business Center.



Lot 1 Area:
26,281 Sq. Ft. or 0.6039 Acres, more or less

Lot 2 Area:
23,695 Sq. Ft. or 0.5439 Acres, more or less

Block A Area:
52,219 Sq. Ft. or 1.1987 Acres, more or less

Private Drive Area:
12,015 Sq. Ft. or 0.2758 Acres, more or less

Total:
114,210 Sq. Ft. or 2.6219 Acres, more or less.

LEGAL DESCRIPTION:

A tract of land being a part of the Southwest Quarter (SW/4), Section Thirty-Five(35), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma and being more particularly described:

Commencing at the Northwest Corner of said section Thirty-Five (35);
Thence South $89^{\circ}59'58''$ East along the North line of said Section a distance of 1591.25 feet;
Thence departing said North line South $00^{\circ}17'06''$ East and parallel to the West line of said Section a distance of 2740.21 feet to the present East Right of Way of Interstate Thirty-Five (35), same point being the Point of Beginning;

Thence North $89^{\circ}45'07''$ East a distance of 242.74 feet to the beginning of a non-tangential curve,
Said curve turning to the left through an angle of $05^{\circ}48'38''$, having an arc length of 537.45 feet with a radius of 5299.58 feet, and whose long chord bears South $11^{\circ}57'34''$ East a distance of 537.22 feet to a point of intersection with a non-tangential line, same point being on the North line of North Norman Business Center an addition to the City of Norman, Cleveland County, Oklahoma recorded in Book 22 of Plats, Page 149;

Thence South $69^{\circ}59'46''$ West along the North line of said Plat a distance of 222.14 feet to a point on the present East Right of Way of Interstate Thirty-Five (35);
Thence departing said Right of Way line North $81^{\circ}58'46''$ East a distance of 60.00 feet;
Thence, North $00^{\circ}24'30''$ West a distance of 44.99 feet;
Thence, South $84^{\circ}14'44''$ West a distance of 71.00 feet to the beginning of a non-tangential curve on the present East Right of Way of Interstate Thirty-Five (35);
Thence along said East Right of Way on a curve turning to the right through an angle of $03^{\circ}39'01''$, having an arc length of 351.32 feet with a radius of 5514.58 feet, and whose long chord bears North $11^{\circ}57'09''$ West a distance of 351.26 feet to a point of intersection with a non-tangential line;
Thence North $20^{\circ}48'56''$ West a distance of 127.19 feet;
Thence North $08^{\circ}45'08''$ West a distance of 15.93 feet to the Point of Beginning.

Said tract of land contains an area of 114,210 square feet or 2.6219 acres, more or less.

With a Basis of Bearing being the North line of the NW/4, SECTION 35, T10N, R3W, I.M. is $S89^{\circ}59'58''E$. Bearings relative to 1965 1-35 centerline from construction plans. Bearings also match final Plat of North Norman Business Center.

Legal Description prepared by Troy Dee, Licensed Land Surveyor Number 1745, Oklahoma Certificate of Authorization Number 7263, on November 6, 2019.

They further certify that they have caused the said premises to be surveyed and platted into lots, blocks, and easements, as shown on said final plat, said final plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of NORTH POINT ADDITION. Red Leaf Construction, dedicates all easements shown on said Final Plat to the public for public highways, and easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements and encumbrances except as shown on the Bonded Abstractor's Certificate.

REFERENCED DOCUMENTS

- Report of Commissioners entered in Cleveland County District Court Case No. 19420, recorded in Book 287, Page 139. (The North 50' of Lot 1 is an easement for road and utility purposes.)
- Report of Commissioners entered in Cleveland County District Court Case No. 22328, recorded in Book 340, Page 105; as reduced to the order approving conforming Report of Commissioners files December 3, 1966. (Is on Block "A" Common Area D/E as shown.)
- Right-of-Way in favor of Oklahoma Natural Gas Company, recorded in book 475, page 141; assigning to ONE Gas, Inc. recorded in Book 525, Page 1337. (Is on Lot 1 as shown.)
- Right-of-way in favor of Department of Highways of the state of Oklahoma from Report of Commissioners recorded in book 318, page 265 and Journal Entry recorded in book 322, page 275. (Is on Lots 1, 2, and Block "A" Common Area D/E as shown as shown for 1965 1-35 R/W)
- Grant of Department of Highways of the state of Oklahoma for the purpose of opening and maintenance a stream channel from Report of Commissioners recorded in book 318, page 265 and Journal Entry recorded in book 322, page 275. (Is on Block "A" Common Area D/E as shown as shown)

OWNER/DEVELOPER: RED LEAF CONSTRUCTION

Platted areas are City Norman Zoned I-2 (Heavy Industrial)

FEMA Zone "AE"=Base Flood Elevation determined Special Flood Hazard Areas Subject to Inundation or by the 1% annual chance Flood.

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

All Water Quality Protection Zone Areas shown hereon are subject to the recorded Restricted Covenants of Rules NORTH POINT ADDITION and applicable Codes of the City of Norman.

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 right, duty and responsibility of the property owner(s) in the plat of NORTH POINT ADDITION however, if maintenance is neglected or subject to other usual circumstances and is determined to be a threat to public safety by the City Engineer, corrective maintenance may be performed by the governing jurisdiction with cost 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 detention facility.

NOTES:
1. ALL UNDERGROUND UTILITIES SHOWN WERE LOCATED FROM INFORMATION OBTAINED FROM THE SURVEY/OWNER. NO EXCAVATION WAS PERFORMED TO DETERMINE THE SIZE OR LOCATION. NOT NECESSARILY ALL UNDERGROUND UTILITIES ARE SHOWN AND ONLY THOSE SHOWN ARE IN APPROXIMATE LOCATION IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES AND THE LOCATION THEREOF PRIOR TO BEGINNING CONSTRUCTION. NO RESPONSIBILITY IS HEREBY EXTENDED FOR LOCATION OF UNDERGROUND UTILITIES.

NOT FOR CONSTRUCTION
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NORMAN ENGINEERING DESIGN CRITERIA STANDARD SPECIFICATIONS.

LEGEND

- POWER POLE
- LIGHT POLE
- GUY ANCHOR
- ELECTRIC BOX
- SANITARY SEWER MANHOLE
- TELEPHONE RISER
- SOIL
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- SET #4 IRON PIN W/CAP STAMPED "CA 7263"
- FOUND MONUMENT
- BENCHMARK
- PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD POWERLINE
- EXISTING FENCE
- LP--IRON PIN
- S/LP--SET IRON PIN
- F/LP--FOUND IRON PIN
- B/L/L--BUILDING LIMIT LINE
- U/E--UTILITY EASEMENT
- RCB--REINFORCED CONCRETE BOX

Prepared For
RED LEAF

Engineered By
nafa

Surveyed By
GOLDEN LAND SURVEYING

Troy Dee, LICENSED LAND SURVEYOR No. 1745
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 7263 (LS) EXPIRES JUNE 30, 2020