

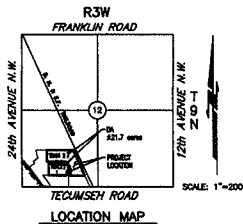
**STORM DRAINAGE DETENTION FACILITY EASEMENT**

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 DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAN OF "TECUMSEH POINT". HOWEVER, IF MAINTENANCE IS REQUIRED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, APPROPRIATE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERFORMING INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, 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.

**PRELIMINARY PLAT  
TECUMSEH POINTE  
A PLANNED UNIT DEVELOPMENT**

**A REPLAT OF LOTS 4 THRU 6, BLOCK 1, & LOTS 5 THRU 11, BLOCK 2,  
TECUMSEH ROAD BUSINESS PARK SECTION 2**

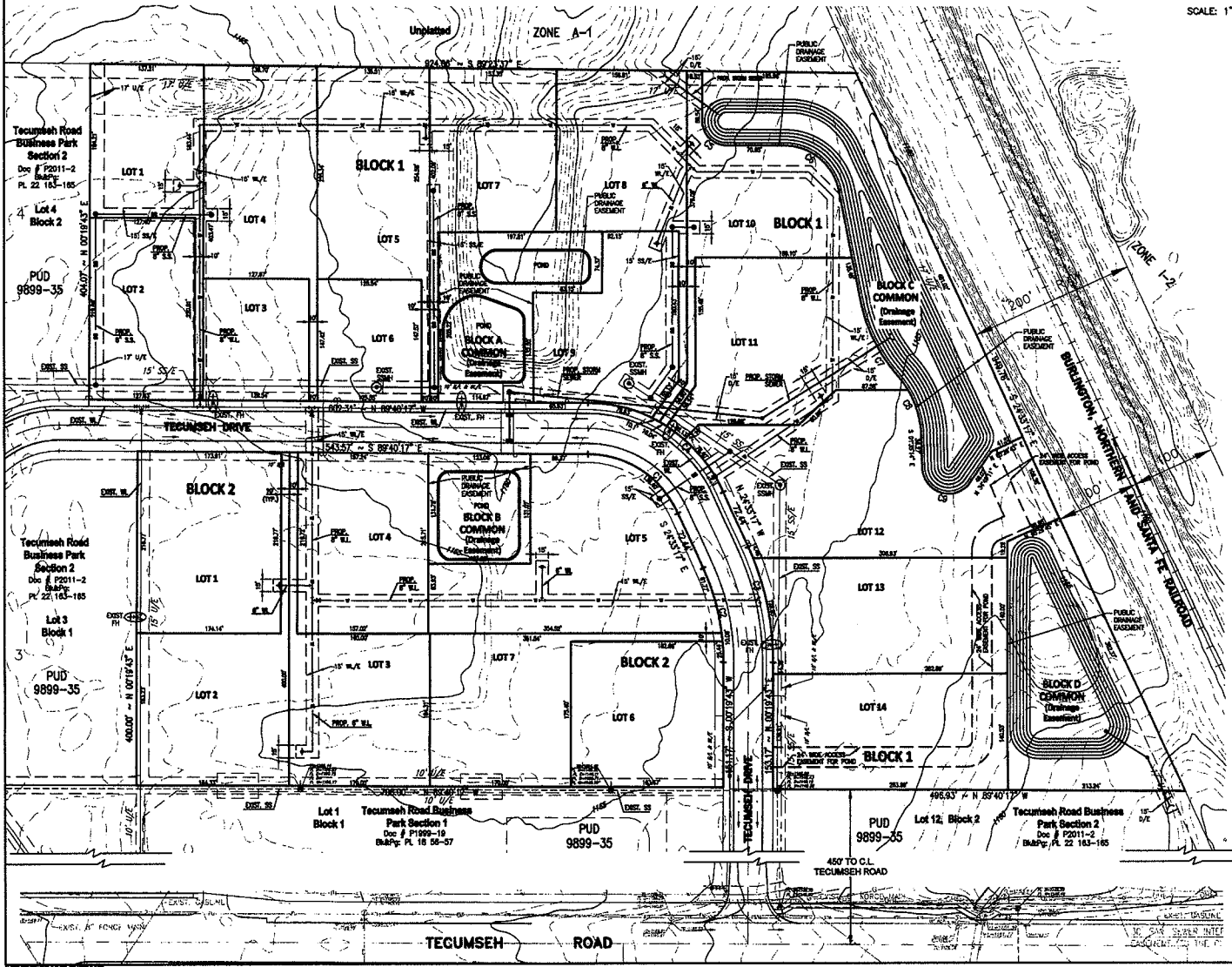
**A PART OF THE S.W. 1/4, SECTION 12, T9N, R3W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA**



SCALE: 1" = 60'

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**OWNER / DEVELOPER**  
Tecumseh Road Business Park, LLC  
1400 East 14th Street  
Norman, OK 73071



**LEGAL DESCRIPTION:**

Being tracts of land lying in the S.W. 1/4 of Section 12, T9N, R3W, of the Indian Meridian, Norman, Cleveland County, Oklahoma, said tracts being also being a part of the first plat and of TECUMSEH ROAD BUSINESS PARK SECTION 2 (see plat in Book 22 of Plats, Page 153), and being more particularly described as follows:

**TRACT 1**  
BEGINNING at the Southwest corner of Lot 4, Block 1 of said first plat;  
THENCE North 02°14'43" East a distance of 402.00 feet; THENCE South 89°40'17" East a distance of 343.57 feet to a point of curvature; THENCE around a curve to the right having a radius of 120.00 feet (said curve subtended by a chord which bears South 57°07'04" East, a distance of 129.17 feet) and an arc length of 136.40 feet; THENCE South 89°23'17" East a distance of 72.44 feet to a point of curvature; THENCE around a curve to the right having a radius of 270.00 feet (said curve subtended by a chord which bears South 17°06'47" East, a distance of 118.24 feet) and an arc length of 117.28 feet; THENCE South 02°14'43" West a distance of 151.17 feet; THENCE North 89°40'17" West a distance of 708.20 feet to the POINT OF BEGINNING.  
Said tract contains 273,627 square feet, or 6.282 acres, more or less.  
And also,  
**TRACT 2**  
BEGINNING at the Southwest corner of Lot 5, Block 2 of said first plat;  
THENCE North 02°14'43" East a distance of 404.07 feet; THENCE South 89°23'17" East a distance of 924.05 feet; THENCE South 24°23'17" West a distance of 948.78 feet; THENCE North 89°14'17" West a distance of 498.83 feet; THENCE North 02°14'43" East a distance of 153.17 feet to a point of curvature; THENCE around a curve to the left having a radius of 330.00 feet (said curve subtended by a chord which bears North 12°06'47" West, a distance of 142.78 feet) and an arc length of 143.32 feet; THENCE North 89°23'17" West a distance of 72.44 feet to a point of curvature; THENCE around a curve to the left having a radius of 180.00 feet (said curve subtended by a chord which bears North 57°07'04" West, a distance of 182.78 feet) and an arc length of 204.28 feet; THENCE North 89°40'17" West a distance of 402.00 feet to the POINT OF BEGINNING.  
Said tract contains 804,000 square feet, or 18.669 acres, more or less.  
Total of said tract of land is 877,627 square feet, or 20.148 acres, more or less.

**NOTES:**

1. FIRE HYDRANTS AND FIRE LINE SPRINKLER/SCHEME WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE THOSE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
2. ALL SEWERLINES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. SEE ZONING APPLICATION FOR EXISTING & PROPOSED ZONING DISCREPANCIES.
5. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
6. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED (SUBJECT TO PHASING).
7. ALL ISLANDS AND/OR MEDJANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
8. ALL LOTS WILL HAVE CROSS ACCESS AND PARKING AGREEMENTS.
9. EXISTING & PROPOSED ZONING, PUD, REVISED PLANNED UNIT DEVELOPMENT.
10. TOTAL NUMBER OF BLOCKS: 02  
TOTAL NUMBER OF LOTS: 14
11. LOT LINES MAY BE SHOWN THROUGH BUILDINGS ON THE PRELIMINARY SITE DEVELOPMENT PLAN. THESE LOT LINES MAY BE REMOVED OR RELOCATED THROUGH AN ADMINISTRATIVE LOT LINE ADJUSTMENT PROCESS IN THE FUTURE. THESE LOT LINES ARE APPROVED THROUGH THIS PUD, AND BUILDING SETBACKS WILL APPLY ACCORDINGLY AT SUCH TIME AS THE LOT LINES ARE REMOVED OR RELOCATED.
12. COMMON AREAS A, B, C, AND D ARE DRAINAGE EASEMENTS (PUBLIC)

*Tom L. McClell*  
Tom L. McClell, P.E. No. 13416



**TECUMSEH POINTS**  
A PLANNED UNIT DEVELOPMENT  
A REPLAT OF LOTS 4, BLOCK 1, & LOTS 5, THRU 11, BLOCK 2, TECUMSEH ROAD BUSINESS PARK SECTION 2  
TECUMSEH RD. & FLOOD AVE.  
NORMAN, OKLAHOMA



PROJECT NO. 2009-002  
DATE: 04/04/17  
SCALE: 1" = 60'  
OWNER: TBP, LLC  
OWNER'S TITLE: SHOULD BE NUMBERED DRAWING

Preliminary Plat  
Sheet No. 1