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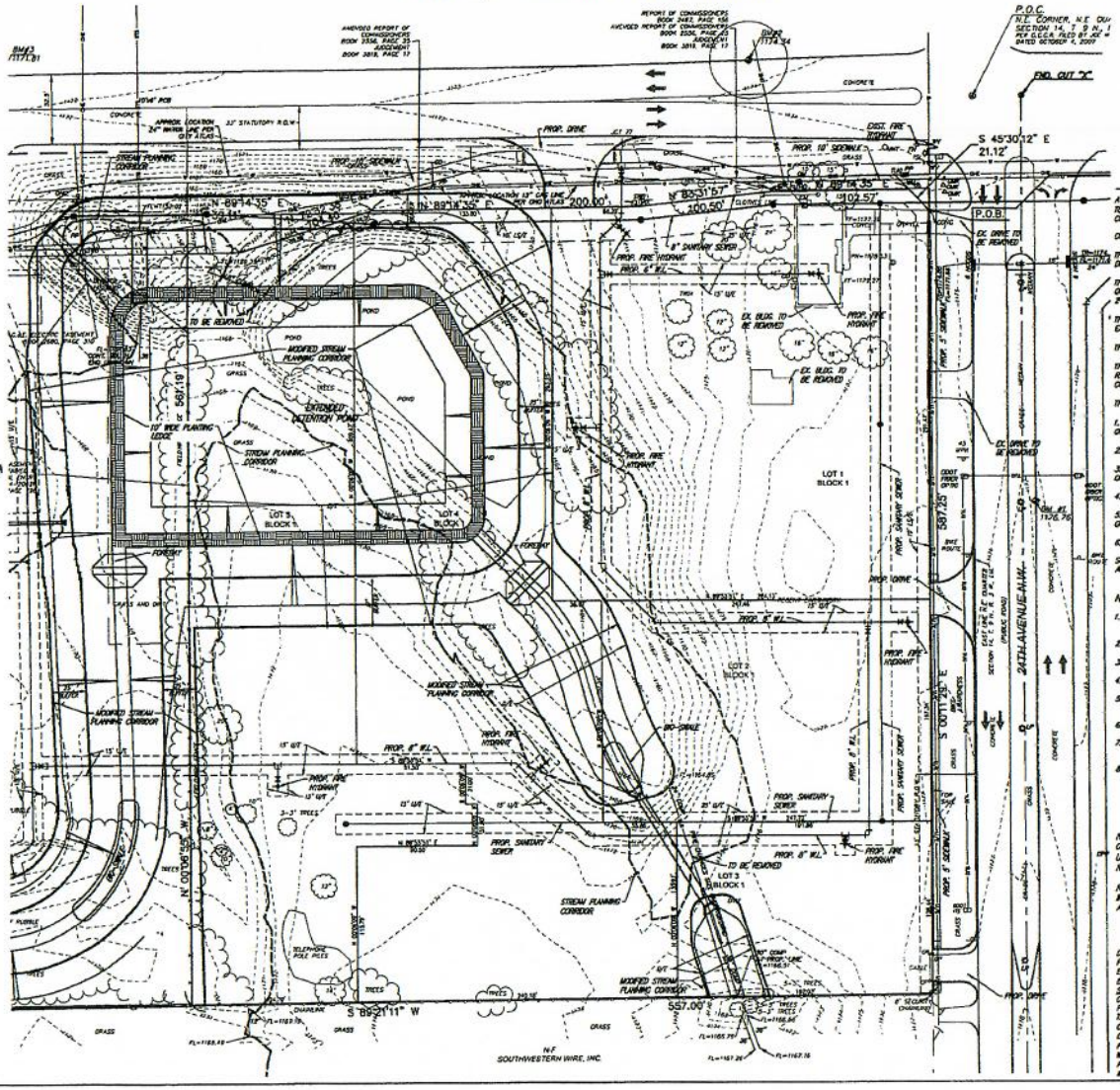
PRELIMINARY PLAT

SHOPS AT TECUMSEH CROSSING

A PART OF THE N.E. 1/4 OF SECTION 14, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00°11'29" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 85.00 FEET;

THENCE SOUTH 89°14'35" WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 24TH AVENUE N.W. AND THE POINT OF BEGINNING;

THENCE SOUTH 00°11'29" EAST, ALONG SAID WEST RIGHT OF WAY LINE, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 583.25 FEET;

THENCE SOUTH 89°21'11" WEST A DISTANCE OF 557.00 FEET;

THENCE NORTH 00°38'25" WEST A DISTANCE OF 561.19 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST TECUMSEH ROAD AS ESTABLISHED BY AMENDED REPORT OF COMMISSIONERS CASE NO. CJ-93-450 RECORDED IN BOOK 2463, PAGE 159;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING SIX (6) COURSES:

1. NORTH 89°14'35" EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 39.11 FEET;
2. NORTH 72°32'38" EAST A DISTANCE OF 104.40 FEET;
3. NORTH 89°14'35" EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 200.00 FEET;
4. NORTH 83°31'57" EAST A DISTANCE OF 100.50 FEET;
5. NORTH 89°14'35" EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 102.57 FEET;
6. SOUTH 45°30'12" EAST A DISTANCE OF 21.12 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 328,237 SQUARE FEET OR 7.5353 ACRES, MORE OR LESS.

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL PUBLIC UTILITIES SHALL BE IN A DEDICATED EASEMENT.
3. ALL SANITARY SEWER SHALL BE 8", UNLESS OTHERWISE NOTED.
4. EXISTING ZONING IS I-1.
5. ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTED. WATER LINE WILL BE LOOPED.
6. LANDSCAPING WILL MEET OR EXCEED NORMAN ORDINANCES.
7. THE SITE PLAN IS CONCEPTUAL. FINAL FIRE PROTECTION WATER LINES WILL BE DESIGNED IF NECESSARY AT SUBMISSION OF BUILDING PERMIT FOR EACH LOT.
8. IF THE BUILDINGS REQUIRE SPRINKLER PROTECTION THE DISTANCE BETWEEN THE FDC AND THE NEAREST HYDRANT SHALL BE LIMITED BASED ON THE MOUNTING LOCATION.

(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(E) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

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 SHOPS AT TECUMSEH CROSSING; 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 FOR 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.

NOT VALID FOR CONSTRUCTION
GLE M. SARGESSEN
18525
OKLAHOMA
UNLESS SEALED IN THE BLACK

SHOPS AT TECUMSEH CROSSING

TECUMSEH RD. & 24TH AVE. N.W.
NORMAN, OKLAHOMA

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OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA-1737 EXP. 06/30/2017

No.	Revision	Date
1	PRELIMINARY PLAT	11/17/15
2	PRELIMINARY PLAT	12/17/15
3	PRELIMINARY PLAT	12/21/15
4	PRELIMINARY PLAT	12/28/15
5	PRELIMINARY PLAT	1/7/16
6	PRELIMINARY PLAT	1/11/16
7	PRELIMINARY PLAT	1/14/16
8	PRELIMINARY PLAT	1/19/16
9	PRELIMINARY PLAT	1/21/16
10	PRELIMINARY PLAT	1/27/16
11	PRELIMINARY PLAT	1/28/16
12	PRELIMINARY PLAT	1/29/16
13	PRELIMINARY PLAT	1/29/16
14	PRELIMINARY PLAT	1/29/16
15	PRELIMINARY PLAT	1/29/16
16	PRELIMINARY PLAT	1/29/16