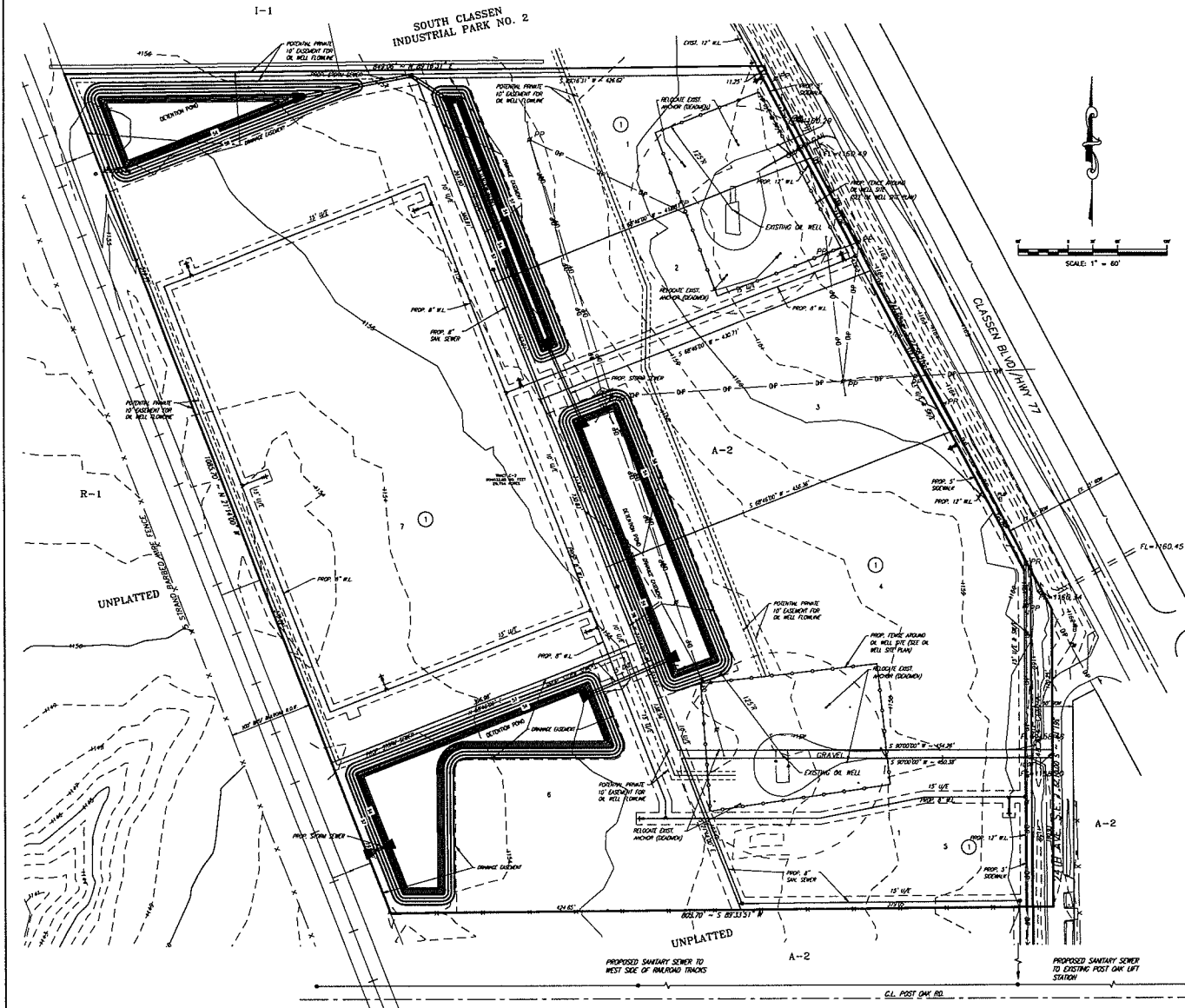
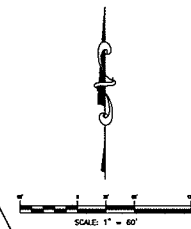
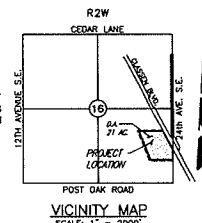


PRELIMINARY PLAT
CLASSEN BUSINESS PARK
 A PART OF THE S.E. 1/4 OF SECTION 16, T8N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



- NOTES:**
- EXISTING ZONING IS A-1. PROPOSED ZONING IS G-2 / O-1 FOR LOTS 1, 2, 3, 4, 5 AND 6. PROPOSED ZONING IS M-4 FOR LOT 7.
 - ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
 - ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
 - ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
 - ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
 - ALL WATER LINES TO BE 6" DIA. UNLESS NOTED OTHERWISE. AS FINAL PLATS ARE DEVELOPED, 12-INCH MAY BE USED IF LOOPED SYSTEM CANNOT BE ACCOMMODATED.
 - PIPE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART, AND LOCATED AT FINAL PLAT STAGE PER CITY OF NORMAN STANDARDS AND SPECIFICATIONS. LOCATIONS WILL BE DESIGNED PER CITY OF NORMAN STANDARDS AND OPERATIONS WITH FINAL PLAT AND CONSTRUCTION PLANS.
 - ALL ISLANDS AND/OR MEDIAN WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON OPEN SPACE WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF CLASSEN BUSINESS PARK.
 - THE ENTRY GATE FOR THE MULTI-FAMILY LOT SHALL HAVE A SCHED OPENING SEASON (SOS) AND A MINIMUM HEIGHT.
 - FACING EASEMENT REQUIREMENTS FOR EACH LOT WILL BE MET AT BUILDING FINAL STAGE IF ADDITIONAL MEASUREMENTS AND FIELD ATTEMPTS ARE NEEDED. THEY WILL BE SUBMITTED WITH THE BUILDING PERMITS.
 - SEE OIL WELL SITE PLAN.

Legal Description:

A tract of land located in the Southeast Quarter (S.E. 1/4) of Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of said S.E. 1/4;

THENCE North 00°13'51" East along the East line of said S.E. 1/4 a distance of 808.87 feet to the POINT OF BEGINNING;

THENCE South 89°34'00" West a distance of 803.79 feet to a point on the Easterly right-of-way of the Burlington Northern and Santa Fe Railroad;

THENCE North 27°11'15" West along said right-of-way a distance of 1086.64 feet;

THENCE North 89°27'44" East a distance of 853.11 feet to a point on the Westerly right-of-way of U.S. Highway 77;

THENCE South 27°41'23" East along said right-of-way a distance of 741.17 feet to a point on the East line of said S.E. 1/4;

Thence South 00°13'51" West along said East line a distance of 360.03 feet to the POINT OF BEGINNING.

Said tract contains 904,034 square feet, or 20,754 acres more or less.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTION AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE TRACT OF CLASSEN BUSINESS PARK. 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 WILL BE PERFORMED BY THE CITY ENGINEER IN COOPERATION WITH CODES ASSISTED TO AND BEYOND USUAL PROPERTY OWNERS' OBLIGATIONS 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 OWNERS WILL CONSTITUTE AGREEMENTS WITHIN THE EASEMENT PROVIDED THE AGREEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

© THE ENGINEERING FIRM(S), P.E. ALL RIGHTS RESERVED. THESE ACCOUNTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM THE CONSULTING ENGINEER(S), P.E.

OWNER/DEVELOPER:
 CEDAR LAKE, L.L.C.
 P.O. BOX 5146
 NORMAN, OK 73070

ENGINEER:
 SMC CONSULTING ENGINEERS, P.C.
 815 W. MAIN ST.
 OKLAHOMA CITY, OK 73108
 (405) 252-7715



CLASSEN BUSINESS PARK

24th AVE. S.E. & POST OAK RD.
 NORMAN, OKLAHOMA

SMC
 SMC Consulting Engineers, P.C.
 815 W. MAIN ST.
 OKLAHOMA CITY, OK 73108
 (405) 252-7715
 FAX: (405) 252-7716
 E-MAIL: SMC@SMCENGINEERS.COM
 WEBSITE: WWW.SMCENGINEERS.COM

PROJECT NO. 061110/14
 DATE: 11/19/14
 SCALE: 1" = 60'
 DRAWN BY: S.C.
 CHECKED BY: L. MC CALL
 P.L. NUMBER: 0418

PRELIMINARY PLAT

SHEET NO. 1