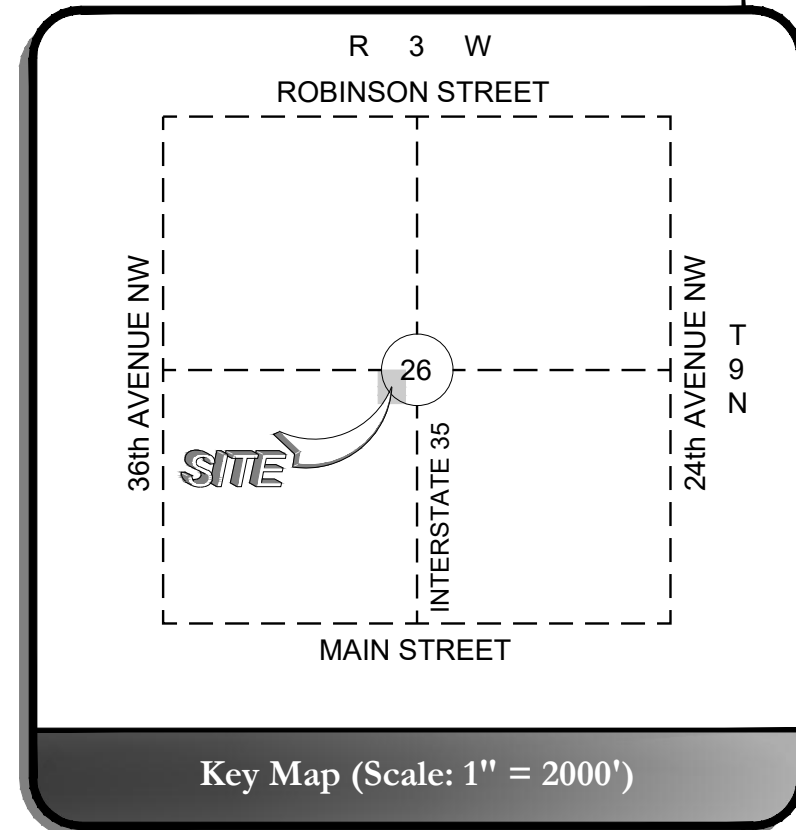


PRELIMINARY PLAT

for

NORMAN CAR-MART



Utility Notes:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND OKLAHOMA ONE-CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL OKLAHOMA ONE-CALL AT 811 BEFORE DIGGING.

CALL OKIE TICKET #2002141732695

Miscellaneous Notes:

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

FIELD WORK WAS COMPLETED ON JUNE 16, 2020

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR CLEVELAND COUNTY, OKLAHOMA, FIRM PANEL 40027C0280H, DATED 09/26/2008.

REFERENCE DOCUMENTS:

- WARRANTY DEED FILED IN DEED BOOK 4822 AT PAGE 329.
- PLAT OF SURVEY PERFORMED BY JOHNSON & ASSOCIATES, INC., PROJECT NUMBER 4533, DATED 03/02/2020.

Current Zoning Information

CURRENT ZONING: C-2, GENERAL COMMERCIAL DISTRICT

BUILDING SETBACKS:

- FRONT: 10' (SEE NOTE 1)
- SIDE: NONE
- REAR: NONE (SEE NOTE 2)

NOTE 1: MINIMUM TEN (10) FOOT LANDSCAPE STRIP SHALL BE INSTALLED, WHICH MAY NOT BE ENCLOSED UPON BY PARKING. ONE EIGHT (8) FOOT TALL SHADE (CANOPY) TREE PER EACH TWENTY (20) FEET OF LOT FRONTAGE AND ONE (1) THREE (3)-GALLON SHRUB PER FIVE (5) FEET OF BUILDING FRONTAGE SHALL BE INSTALLED WITHIN THIS LANDSCAPE STRIP. CLUSTERING OF THESE REQUIRED PLANTINGS MAY BE ALLOWED, IF APPROVED BY THE CITY FORESTER OR HIS DESIGNEE. SUCH PLANTING SHOULD BE COVERED BY THE THREE (3) YEAR MAINTENANCE BOND REQUIRED WHEN NEW LANDSCAPING IS INSTALLED WITH THE PARKING LOT ON THE SAME TRACT. ALL SPECIES ARE TO BE APPROVED BY THE CITY FORESTER.

NOTE 2: REAR YARD SHALL NOT BE REQUIRED FOR RETAIL ESTABLISHMENT, EXCEPT WHERE A REAR LOT LINE ABUTS UPON A DWELLING DISTRICT AND THE COMMERCIAL BUILDING IS DESIGNED TO BE SERVICED FROM THE REAR. THERE SHALL BE PROVIDED A REAR YARD OF NOT LESS THAN THIRTY (30) FEET FOR LOTS WITHOUT ALLEYS AND TWENTY (20) FEET FOR LOTS WITH ALLEYS, AND FURTHER PROVIDED THAT IN NO CASE WHERE THE REAR LOT LINE ABUTS A DWELLING DISTRICT SHALL THE COMMERCIAL BUILDING BE ERRECTED CLOSER THAN THREE (3) FEET TO THE REAR LOT LINE.

CONTACT:
CITY OF NORMAN PLANNING & ZONING
P.O. BOX 370
201-A WEST GRAY
NORMAN, OK 73070
PHONE: (405)366-5433
FAX: (405)366-5445

Ownership Information:

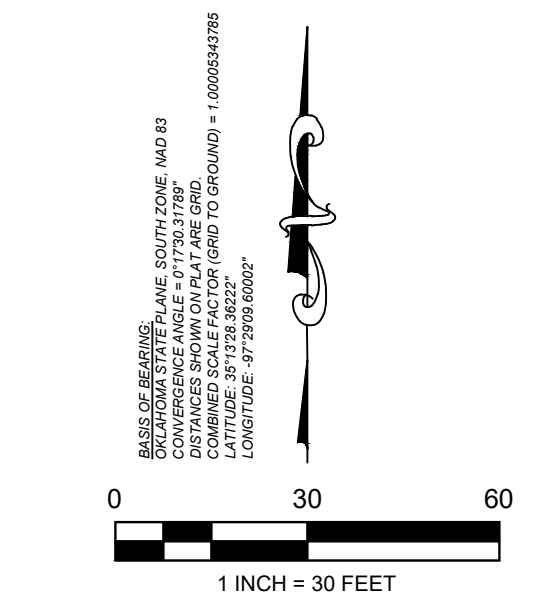
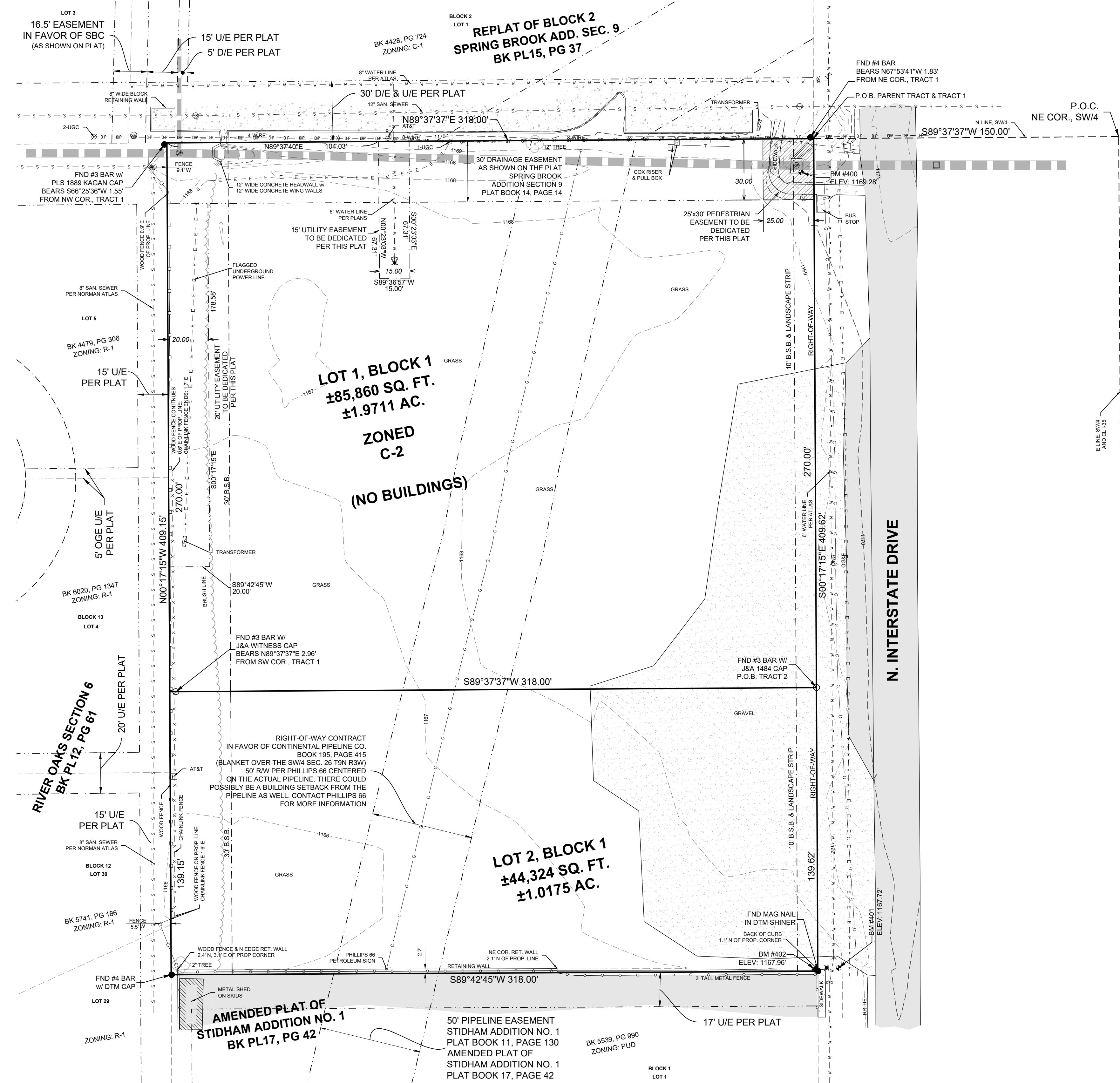
PARCEL: NC29 9 3W 26 003
WIREGRASS DEVELOPMENT, LLC
C/O BOBBY MAYES
418 N INTERSTATE DR
NORMAN OK 73072

Survey Description

PARENT TRACT
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO-WIT: BEGINNING AT A POINT WHICH IS S89°37'37"W 150.00' FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 26, FROM WHICH A FOUND IRON PIN BEARS N87°53'41"W 1.83', AND RUNNING THENCE S00°17'15"E 409.62' TO A FOUND MAG NAIL, THENCE S89°42'45"W 318.00' TO A FOUND IRON PIN, THENCE N00°17'15"W 409.15' TO A POINT, FROM WHICH A FOUND IRON PIN BEARS S86°25'38"W 1.55', THENCE N89°37'37"E 318.00' TO THE POINT OF BEGINNING, CONTAINING 2.99 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT 1
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO-WIT: BEGINNING AT A POINT WHICH IS S89°37'37"W 150.00' FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 26, FROM WHICH A FOUND IRON PIN BEARS N87°53'41"W 1.83', AND RUNNING THENCE S00°17'15"E 270.00' TO A FOUND IRON PIN, THENCE S89°37'37"W 318.00' TO A POINT, FROM WHICH A FOUND IRON PIN BEARS N89°37'37"E 2.96', THENCE N00°17'15"W 270.00' TO A POINT, FROM WHICH A FOUND IRON PIN BEARS S89°26'36"W 1.55', THENCE N89°37'37"E 318.00' TO THE POINT OF BEGINNING, CONTAINING 1.97 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT 2
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO-WIT: BEGINNING AT A FOUND IRON PIN WHICH IS S89°37'37"W 150.00' AND S00°17'15"E 270.00' FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 26, AND RUNNING THENCE S00°17'15"E 139.62' TO A FOUND MAG NAIL, THENCE S89°42'45"W 318.00' TO A FOUND IRON PIN, THENCE N00°17'15"W 139.62' TO A POINT, FROM WHICH A FOUND IRON PIN BEARS N89°37'37"E 2.96', THENCE N89°37'37"E 318.00' TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



Legend of Symbols & Abbreviations

- BOUNDARY LINE
- FORTY LINE
- CHAINLINK FENCE
- 9 TALL METAL FENCE
- WOOD FENCE
- UTILITY DRAINAGE EASEMENT (UE OR DE)
- BUILDING SET BACK (B.S.B.)
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD POWER LINE
- SOIL WIRE
- POWER POLE
- LIGHT POLE
- SIGN
- UTILITY BOX
- PULL BOX
- TRANSFORMER
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- GAS VALVE
- SANITARY SEWER
- STORM WATER
- GRADED INLET
- BENCHMARK
- FOUND MONUMENT AS NOTED
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- BM BENCHMARK
- B.S.B. BUILDING SETBACK LINE

PRELIMINARY

BUCKLEY D. BLEW
DATE

DATE	REVISION

BLEW & ASSOCIATES, P.A.
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

DRAWN BY: J.C. - 07/03/2020
REVIEWED BY: W.L.
DATE: J.W.
COUNTY & STATE: CLEVELAND COUNTY, OKLAHOMA
JOB NUMBER: 20-2093.01

LOCATION: SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST
FOR THE USE AND BENEFIT OF: AMERICA'S CAR-MART, INC.