



**PRELIMINARY PLAT**  
**BOYD STREET COMMONS**  
 A SIMPLE PLANNED UNIT DEVELOPMENT  
 A REPLAT OF LOTS 4 & 5, BLOCK 5 OF BEL-AIRE ADDITION SECTION 3 AND  
 A REPLAT OF A PORTION OF BOYD'S LANDING AND  
 A PART OF THE S.E. 1/4 & N.E. 1/4 OF SECTION 32, T9N, R2W, 11M,  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



**LEGAL DESCRIPTION:**  
 Being a tract of land lying in the Southwest Quarter (T.E. & N) and Northwest Quarter (T.E. & S) of Section Thirty-two (32), Township Nine North (T9N), Range Two West (R2W), of the 11th Principal Meridian, Cleveland County, Oklahoma, being more particularly described as follows:  
 BEGINNING at the Northeast corner of said S.E. 1/4;  
 THENCE South 89°04'00" East a distance of 862.29 feet to the Northeast corner of the West 1/2 of said SW 1/4 of SECTION 32, T9N, R2W, 11M, Oklahoma; THENCE South 89°04'00" West along the North line of said West 1/2 of said SW 1/4 of SECTION 32, T9N, R2W, 11M, Oklahoma to the Northwest corner of said West 1/2 of said SW 1/4 of SECTION 32, T9N, R2W, 11M, Oklahoma; THENCE North 89°04'00" West along the West line of said West 1/2 of said SW 1/4 of SECTION 32, T9N, R2W, 11M, Oklahoma to the Northwest corner of BOYD'S LANDING (as shown in Block 5 of Plat 12, Page 23); THENCE North 89°04'00" West along the West line of BOYD'S LANDING, THENCE North 89°04'00" West along the North line of said Lot 2, Block 5 of said West 1/2 of said SW 1/4 of SECTION 32, T9N, R2W, 11M, Oklahoma to the North line of said Lot 2, Block 5 of said West 1/2 of said SW 1/4 of SECTION 32, T9N, R2W, 11M, Oklahoma; THENCE South 42°00'00" West along said North line a distance of 12.78 feet to a point on an 8-foot-tangent curve; THENCE along a curve to the left having a radius of 236.78 feet (said curve subtended by a chord which bears North 02°17'17" East a distance of 32.62 feet) and an arc length of 30.53 feet; THENCE North 89°04'00" East a distance of 32.62 feet to a point on a curve; said point also being a point on the South right-of-way line of Boyd Street; THENCE along said right-of-way line around a curve to the right having a radius of 210.47 feet (said curve subtended by a chord which bears North 82°13'13" East a distance of 102.08 feet) and an arc length of 102.25 feet to a point of minor curvature; THENCE continuing along said South right-of-way line around a curve to the right having a radius of 444.47 feet (said curve subtended by a chord which bears South 85°04'14" East a distance of 148.84 feet) and an arc length of 148.78 feet; THENCE South 02°17'17" East a distance of 118.84 feet; THENCE North 89°04'00" East a distance of 100.00 feet to a point on the East line of said S.E. 1/4 and the POINT OF BEGINNING.  
 Said tract contains 5.46 acres, more or less.

- NOTES:**
1. THE PERMITS WILL BE OBTAINED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
  2. ALL STRUCTURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
  3. WATER IS SUPPLIED THROUGH THE EXISTING MAIN.
  4. EXISTING ZONING IS B-1. PROPOSED ZONING IS B-1.
  5. ALL PROPOSED SHARED LOTS ARE 4-INCH CRESTS AT 10%.
  6. ALL PROPOSED DRIVEWAYS ARE 4-INCH CRESTS AT 10%.
  7. ALL DRIVEWAYS AND/OR DRIVEWAYS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THE DEVELOPMENT WILL BE MAINTAINED BY THE UNBROKEN PROPERTY OWNERS ASSOCIATION.
- LNA = LIMITS OF NO ACCESS  
 D/E = DRAINAGE EASEMENT  
 U/E = UTILITY EASEMENT  
 B/L = BUILDING LINE

**OWNER / DEVELOPER**  
 BOYD ROW L.L.C.  
 3500 WEST MAIN STREET  
 NORMAN, OKLAHOMA 73102  
 PH: (405) 360-1400

**SUBDIVIDER**  
 SMC CONSULTING ENGINEERS, P.C.  
 20 N.E. 18th STREET  
 OKLAHOMA CITY, OKLAHOMA 73105  
 PH: (405) 621-7402

**BOYD STREET COMMONS**  
**12TH AVENUE SE & BOYD STREET**  
**NORMAN, OKLAHOMA**

**SMC CONSULTING ENGINEERS, P.C.**  
 20 N.E. 18th STREET  
 OKLAHOMA CITY, OKLAHOMA 73105  
 PH: (405) 621-7402

PROJECT WILL BE UNDERWAY  
 DATE 10/18/2017  
 SCALE: 1" = 40'  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NUMBER: [Number]

**PRELIMINARY PLAT**  
 SHEET NO. 1