

PRELIMINARY PLAT

CITY OF NORMAN - HALL PARK COMPLEX
BEING A PART OF THE SW/4 OF SEC. 22, T.9N., R.2W., I.M.,
AND BEING A PART OF HALL PARK FOURTH SECTION,
AND ALL OF FINAL PLAT PARK AREA,
CLEVELAND COUNTY, NORMAN OKLAHOMA

OWNER: CITY OF NORMAN
C/O SCOTT STURTZ
201 W. GRAY ST.
NORMAN, OK 73069

SUBDIVIDER: CITY OF NORMAN
C/O SCOTT STURTZ
201 W. GRAY ST.
NORMAN, OK 73069

ENGINEER: WALLACE ENGINEERING
410 N. WALNUT ST., SUITE 200
OKLAHOMA CITY, OK 73104

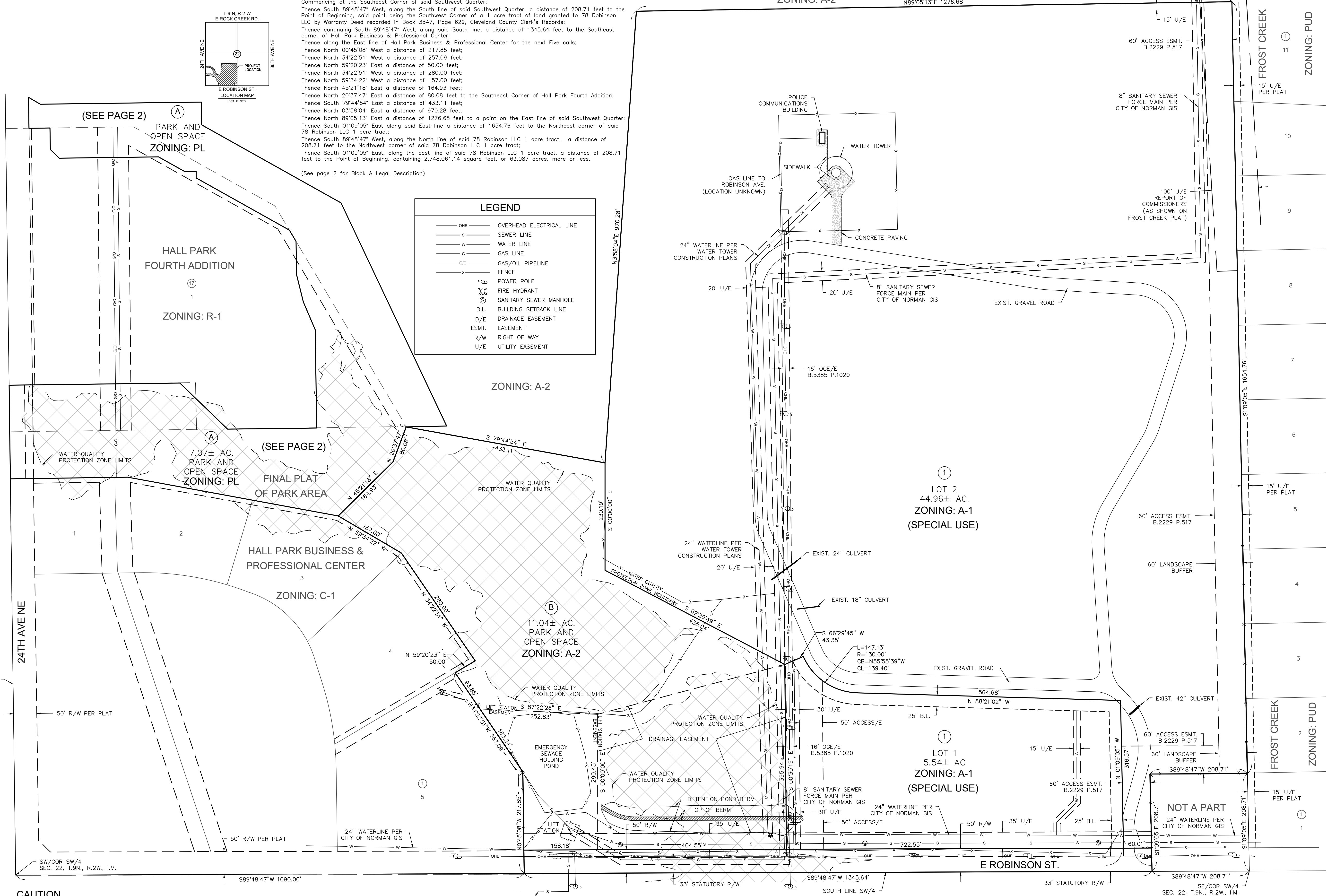
SURVEYOR: CITY OF NORMAN
C/O BEAU WINFREY
201 W. GRAY ST.
NORMAN, OK 73069

LEGAL DESCRIPTION - BLOCKS ONE (1) & B
A tract of land located in the Southwest Quarter of Section 22, Township 9 North,
Range 2 West of the Indian Meridian, Cleveland County, Oklahoma and being more particularly described as follows:

Commencing at the Southeast Corner of said Southwest Quarter;
Thence South 89°48'47" West, along the South line of said Southwest Quarter, a distance of 208.71 feet to the Point of Beginning, said point being the Southwest Corner of a 1 acre tract of land granted to 78 Robinson LLC by Warranty Deed recorded in Book 3547, Page 629, Cleveland County Clerk's Records;
Thence continuing South 89°48'47" West, along said South line, a distance of 1345.64 feet to the Southeast corner of Hall Park Business & Professional Center;
Thence along the East line of Hall Park Business & Professional Center for the next five calls;
Thence North 00°45'08" West a distance of 217.85 feet;
Thence North 34°22'51" West a distance of 257.09 feet;
Thence North 59°20'23" East a distance of 50.00 feet;
Thence North 34°22'51" West a distance of 280.00 feet;
Thence North 59°34'22" West a distance of 157.00 feet;
Thence North 45°21'18" East a distance of 164.93 feet;
Thence North 20°37'47" East a distance of 80.08 feet to the Southeast Corner of Hall Park Fourth Addition;
Thence South 79°44'54" East a distance of 433.11 feet;
Thence North 03°58'04" East a distance of 970.28 feet;
Thence North 89°05'13" East a distance of 1276.68 feet to a point on the East line of said Southwest Quarter;
Thence South 01°09'05" East along said East line a distance of 1654.76 feet to the Northeast corner of said 78 Robinson LLC 1 acre tract;
Thence South 89°48'47" West, along the North line of said 78 Robinson LLC 1 acre tract, a distance of 208.71 feet to the Northwest corner of said 78 Robinson LLC 1 acre tract;
Thence South 01°09'05" East, along the East line of said 78 Robinson LLC 1 acre tract, a distance of 208.71 feet to the Point of Beginning, containing 2,745,061.14 square feet, or 63.087 acres, more or less.

(See page 2 for Block A Legal Description)

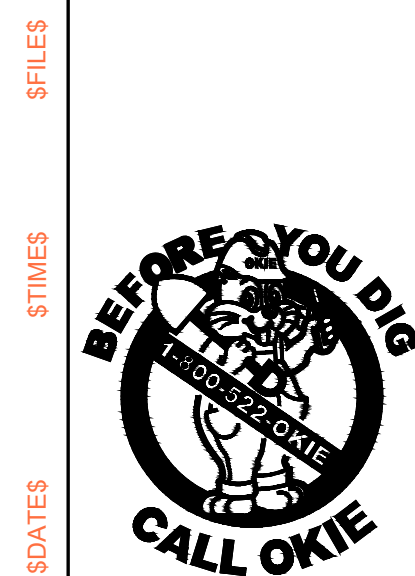
LEGEND	
—	OVERHEAD ELECTRICAL LINE
—	SEWER LINE
—	WATER LINE
—	GAS LINE
—	GAS/OIL PIPELINE
—	FENCE
⊙	POWER POLE
⊕	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
B.L.	BUILDING SETBACK LINE
D/E	DRAINAGE EASEMENT
ESMT.	EASEMENT
R/W	RIGHT OF WAY
U/E	UTILITY EASEMENT



CITY OF NORMAN - HALL PARK COMPLEX
ROBINSON ST.
NORMAN, OK 73069

REV	DESCRIPTION	DATE
0	PRELIMINARY SUBMITTAL	08/29/2019

PRELIMINARY PLAT



CAUTION
NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

WATER QUALITY PROTECTION ZONE (WQPZ)
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.

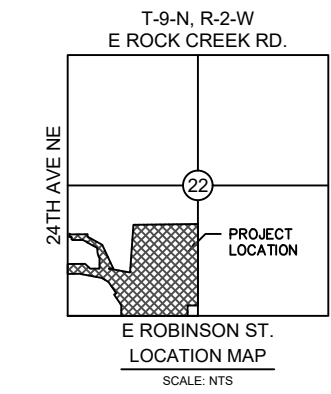
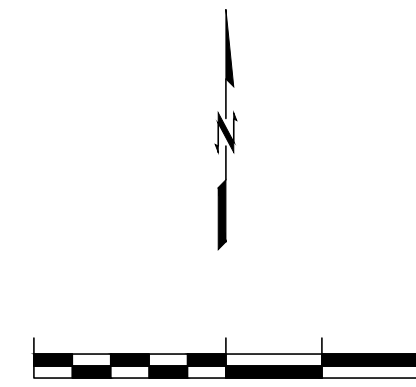
GENERAL NOTES:
• Contours per City of Norman GIS.
• Force main and waterline locations per City of Norman GIS.
• Boundary survey for east tract provided by Lemke Land Surveying, Inc., dated January 9, 2015.
• No oil and gas wells within Southwest Quarter of Section 22 per Oklahoma Corporation Commission Well Search Database.
• Property currently zoned as A-2. Proposed zoning to be PL, A-2, & A-1 w/ special use.
• Property falls within Zone X, areas determined to be outside the 0.2% chance annual floodplain per FEMA map panel 40027C0285H with an effective revised date of September 26, 2008.
• Proposed roadway in location of existing gravel road.

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wallace



WALLACE ENGINEERING
 STRUCTURAL CONSULTANTS, INC.
 410 NORTH WALNUT AVENUE, SUITE 200
 OKLAHOMA CITY, OK 73104
 (405) 236-5856
 OKLAHOMA CA #1460
 EXP DATE 6/30/21



OWNER: CITY OF NORMAN
SUBDIVIDER: CITY OF NORMAN
ENGINEER: WALLACE ENGINEERING
SURVEYOR: CITY OF NORMAN

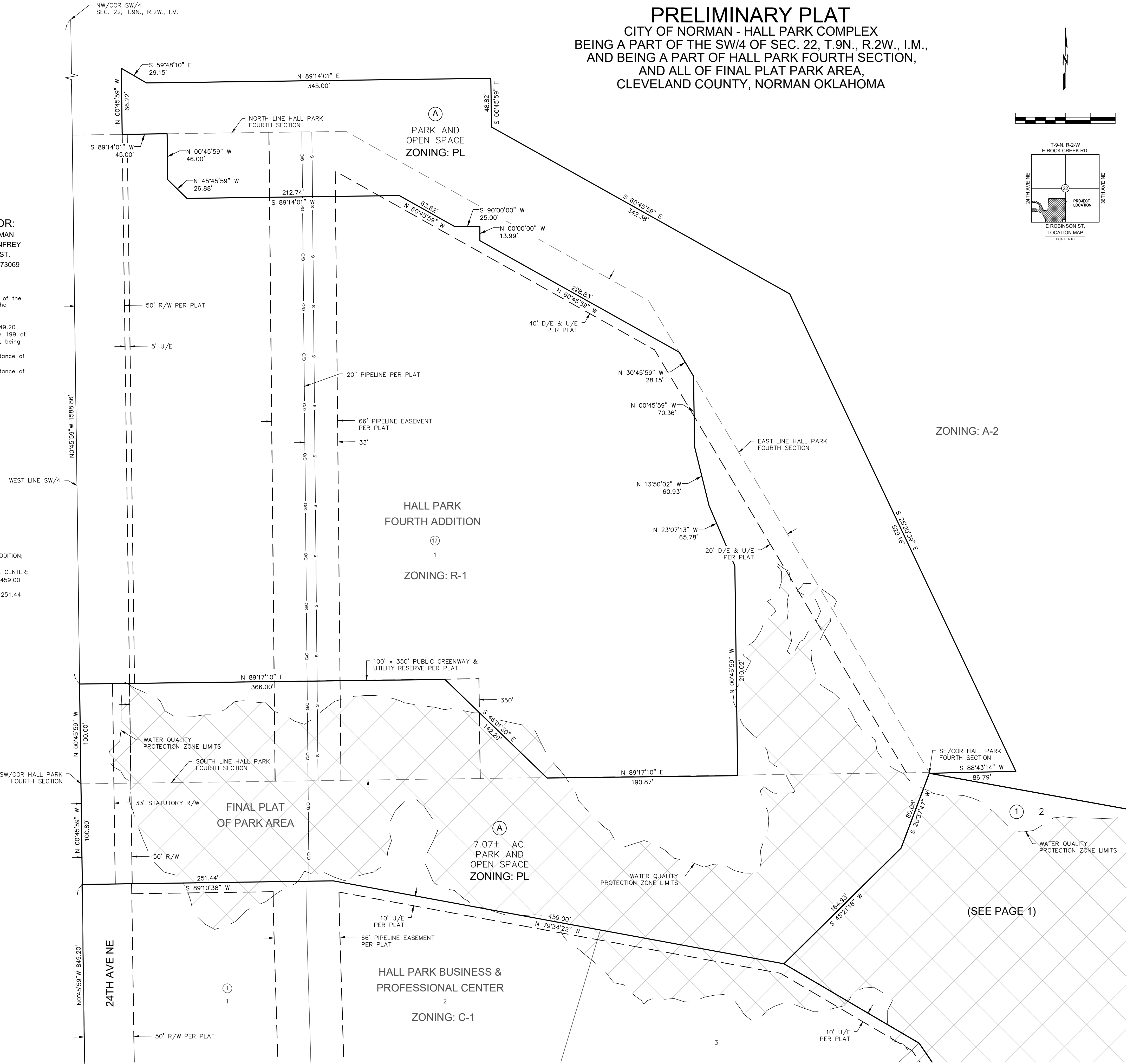
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C/O BEAU WINFREY
201 W. GRAY ST.
NORMAN, OK 73069

LEGAL DESCRIPTION - BLOCK A
 A part of the Southwest Quarter (SW/4) of Section Twenty-two (22), Township Nine (9) North, Range Two (2) West, of the Indian Meridian, and being a part of HALL PARK FOURTH ADDITION, recorded at Book 11, Page 43 at the Office of the Cleveland County Clerk, Cleveland County, Oklahoma, being more particularly described as follows:
 COMMENCING at the Southwest corner (SW/cor) of the Southwest Quarter (SW/4) of said Section Twenty-two (21);
 THENCE North 00°45'59" West along the west line of the Southwest Quarter (SW/4) of said Section, a distance of 849.20 feet to the Northwest corner (NW/cor) of HALL PARK BUSINESS & PROFESSIONAL CENTER recorded at Book 12, Page 199 at the Office of the Cleveland County Clerk (record North 850 feet per HALL PARK BUSINESS & PROFESSIONAL CENTER), being the POINT OF BEGINNING;
 THENCE continuing North 00°45'59" West along the west line of the Southwest Quarter (SW/4) of said Section, a distance of 100.80 feet to the Southwest corner (SW/cor) of HALL PARK FOURTH ADDITION;
 THENCE continuing North 00°45'59" West along the west line of the Southwest Quarter (SW/4) of said Section, a distance of 100.00 feet;
 THENCE North 89°17'10" East parallel with the south line of HALL PARK FOURTH ADDITION, a distance of 366.00 feet;
 THENCE South 46°01'30" East, a distance of 142.20 feet to the south line of HALL PARK FOURTH ADDITION;
 THENCE North 89°17'10" East along the south line of HALL PARK FOURTH ADDITION, a distance of 190.87 feet;
 THENCE North 00°45'59" West, a distance of 210.02 feet;
 THENCE North 23°07'13" West, a distance of 65.78 feet;
 THENCE North 13°50'02" West, a distance of 60.93 feet;
 THENCE North 00°45'59" West, a distance of 70.36 feet to the east line of HALL PARK FOURTH ADDITION;
 THENCE North 30°45'59" West along the east line of HALL PARK FOURTH ADDITION, a distance of 28.15 feet;
 THENCE North 00°00'00" West, a distance of 13.99 feet;
 THENCE North 90°00'00" West, a distance of 25.00 feet;
 THENCE North 60°45'59" West, a distance of 63.82 feet;
 THENCE South 89°14'01" West, a distance of 212.74 feet;
 THENCE North 45°45'59" West, a distance of 26.88 feet to the north line of HALL PARK FOURTH ADDITION;
 THENCE North 00°45'59" West, a distance of 46.00 feet to the north line of HALL PARK FOURTH ADDITION;
 THENCE South 89°14'01" West along the north line of HALL PARK FOURTH ADDITION, a distance of 45.00 feet;
 THENCE North 00°45'59" West, a distance of 66.22 feet;
 THENCE South 59°48'10" East, a distance of 29.15 feet;
 THENCE North 89°14'01" East, a distance of 345.00 feet;
 THENCE South 00°45'59" East, a distance of 48.82 feet;
 THENCE South 60°45'59" East, a distance of 342.36 feet;
 THENCE South 25°20'39" East, a distance of 529.16 feet;
 THENCE South 88°43'14" West, a distance of 86.79 feet to the Southeast corner (SE/cor) of HALL PARK FOURTH ADDITION;
 THENCE South 20°37'47" West, a distance of 80.08 feet;
 THENCE South 45°21'18" West, a distance of 164.93 feet to the north line of HALL PARK BUSINESS & PROFESSIONAL CENTER;
 THENCE North 79°34'22" West along the north line of HALL PARK BUSINESS & PROFESSIONAL CENTER, a distance of 459.00 feet;
 THENCE South 89°10'38" West along the north line of HALL PARK BUSINESS & PROFESSIONAL CENTER, a distance of 251.44 feet to the POINT OF BEGINNING.

(See page 1 for Block One (1) and B Legal Description)

LEGEND	
—OHE—	OVERHEAD ELECTRICAL LINE
—S—	SEWER LINE
—W—	WATER LINE
—GO—	GAS/OIL PIPELINE
—X—	FENCE
⊙	POWER POLE
⊕	FIRE HYDRANT
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