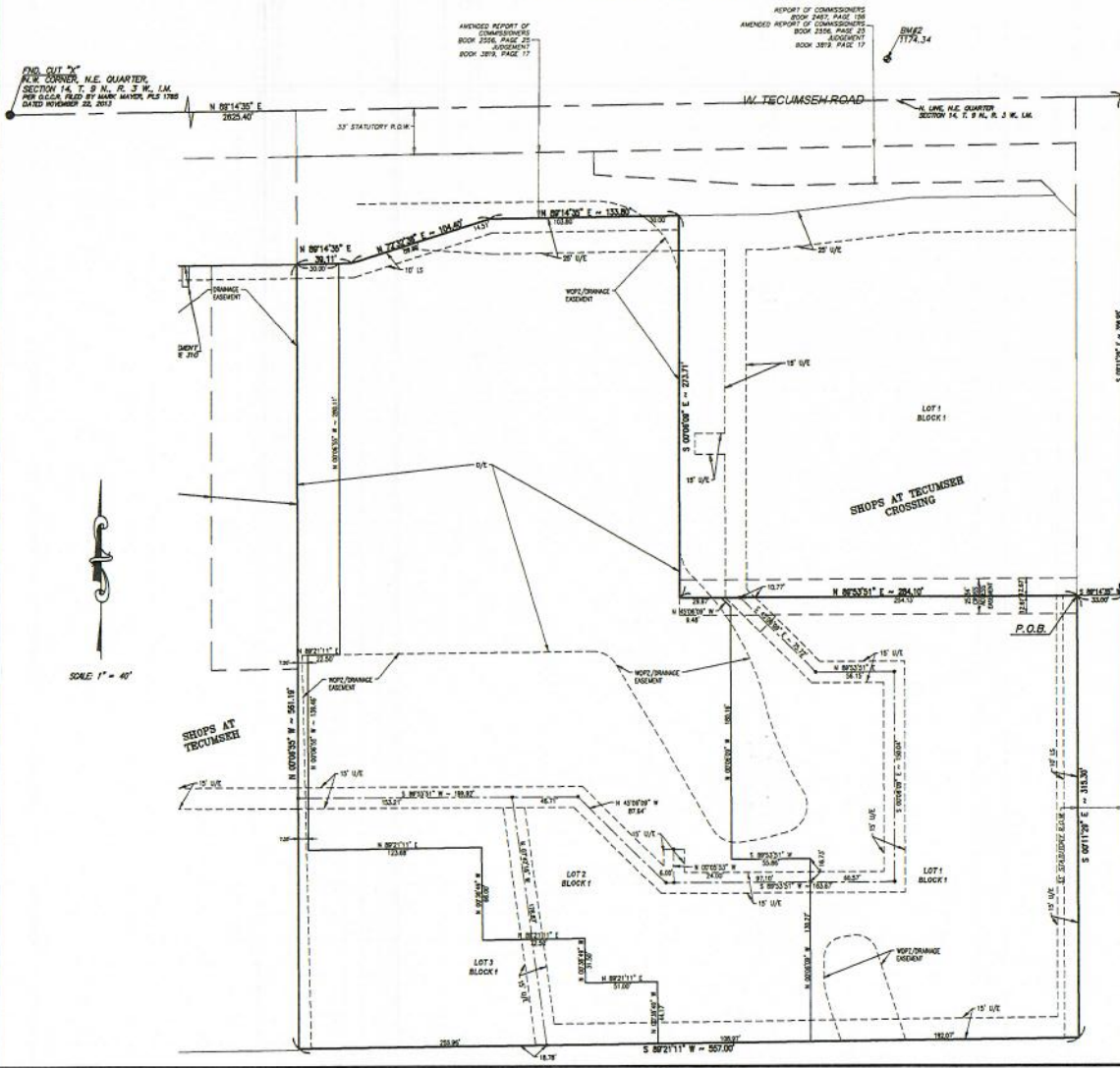


FINAL PLAT
SHOPS AT TECUMSEH CROSSING SECTION 2
 A PART OF THE N.E. 1/4 OF SECTION 14, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



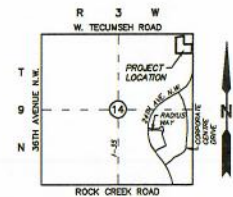
END CUT "X"
 N.W. CORNER, N.E. QUARTER,
 SECTION 14, T. 9 N., R. 3 W., I.M.
 PER G.L.C. FILED BY MARK WARD, PLS 1785
 DATED NOVEMBER 22, 2017

APPLICANT REPORT OF
 COMMISSIONERS
 BOOK 2306, PAGE 23
 DOCUMENT
 BOOK 3879, PAGE 17

REPORT OF COMMISSIONERS
 BOOK 2457, PAGE 105
 APPLICANT REPORT OF COMMISSIONERS
 BOOK 2306, PAGE 23
 DOCUMENT
 BOOK 3879, PAGE 17

B.M.#2
 1174.34

P.O.C.
 N.E. CORNER, N.E. QUARTER,
 SECTION 14, T. 9 N., R. 3 W., I.M.
 PER G.L.C. FILED BY JIM H. BOGGS, JR.
 PLS 840 DATED OCTOBER 4, 2007



VICINITY MAP
 SCALE: 1" = 2000'

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) 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 02°11'20" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 307.57 FEET; THENCE SOUTH 89°48'31" WEST A DISTANCE OF 32.85 FEET TO A POINT ON THE WEST RIGHT OF WHY LINE OF 24TH AVE. N.W. AND THE POINT OF BEGINNING;

THENCE SOUTH 02°11'20" EAST, ALONG SAID WEST RIGHT OF WHY LINE OF 24TH AVE. N.W. A DISTANCE OF 115.30 FEET; THENCE SOUTH 89°17'11" WEST A DISTANCE OF 557.00 FEET; THENCE NORTH 02°04'30" WEST A DISTANCE OF 561.19 FEET TO A POINT ON THE SOUTH RIGHT OF WHY LINE OF TECUMSEH ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT OF WHY LINE, THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 89°14'30" EAST A DISTANCE OF 38.11 FEET;
2. THENCE NORTH 72°32'04" EAST A DISTANCE OF 104.64 FEET;
3. THENCE NORTH 89°14'30" EAST A DISTANCE OF 113.80 FEET;

THENCE SOUTH 02°04'30" EAST A DISTANCE OF 273.71 FEET; THENCE NORTH 89°35'51" EAST A DISTANCE OF 204.10 FEET TO A POINT ON SAID WEST RIGHT OF WHY LINE OF 24TH AVE. N.W. AND THE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 346.555 SQUARE FEET OR 0.7958 ACRES, MORE OR LESS.

NOTES:

1. THE OWNER HEREBY OWNS AND ESTABLISHES PERPETUAL NON-EXCLUSIVE MUTUAL ACCESS EASEMENTS FOR THE PURPOSE OF PERMITTING THE RECORD OWNERS OF LOTS 1, 2 AND 3, THEIR OWNERS, TENANTS, INVITEES, GUESTS, SUCCESSORS AND ASSIGNS TO HAVE VEHICULAR AND PEDESTRIAN ACCESS AND PASSAGE FROM LOTS 1, 2 AND 3 TO THE PUBLIC STREET ADJACENT TO LOT 1, 2 AND 3 AND THEIR OWNERS, TENANTS, INVITEES, SUCCESSORS AND ASSIGNS AND SHALL BE APPURTENANT TO THE OWNERSHIP OF LOTS 1, 2 AND 3. GOVERNMENTAL AGENCIES AND SUPPLIERS OF UTILITY SERVICES TO LOTS 1, 2 AND 3 SHALL HAVE THE USE OF SUCH EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS TO LOTS 1, 2 AND 3.
2. A SIGNAGE IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE REQUIRED ADJACENT TO 24TH AVE. N.W. AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) USING NORTH 89°14'30" EAST AS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.
4. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.
5. UNLESS NOTED OTHERWISE, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.
6. UNLESS NOTED OTHERWISE, ALL PROPERTY CORNERS ARE SET 1/2" IRON PINS WITH CHISEL TOPS OR SET AND PAINTED WITH CHISEL TAGS.

BENCHMARK - BM 1		BENCHMARK - BM 2	
ELEVATION	1174.34	ELEVATION	1174.34
MONUMENT	CUT X ON TOP OF CURB	MONUMENT	CUT X ON TOP OF CURB
LOCATION	E. SIDE OF CENTER HIGHWAY 24TH AVENUE N.W. + 300' S. OF TECUMSEH ROAD	LOCATION	E. SIDE OF CENTER HIGHWAY 24TH AVENUE N.W. + 300' S. OF CORNER OF INTERSECTION

TOTAL LOTS

U/E = UTILITY EASEMENT
 -1000- = ADDRESS

(WQ2) 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(C) OF THE NORMAN CITY CODE.

NOTE: THE WQ2 IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

BENCHMARKS:

SITE MONUMENT # 1:
 ELEVATION = X
 THE ELEVATIONS SHOWN HEREON ARE BASED ON THE RECORD OF X

Date: May 2, 2017
 ENGINEER OF RECORD:
 SMC CONSULTING ENGINEERS, P.C.
 815 N. Main Street
 Oklahoma City, OK 73105
 PH: (405) 523-7715
 Oklahoma CA#4464 Exp. 6-30-2017

SHOPS AT TECUMSEH CROSSING
 SECTION 2
 FINAL PLAT SHEET 2 of 2