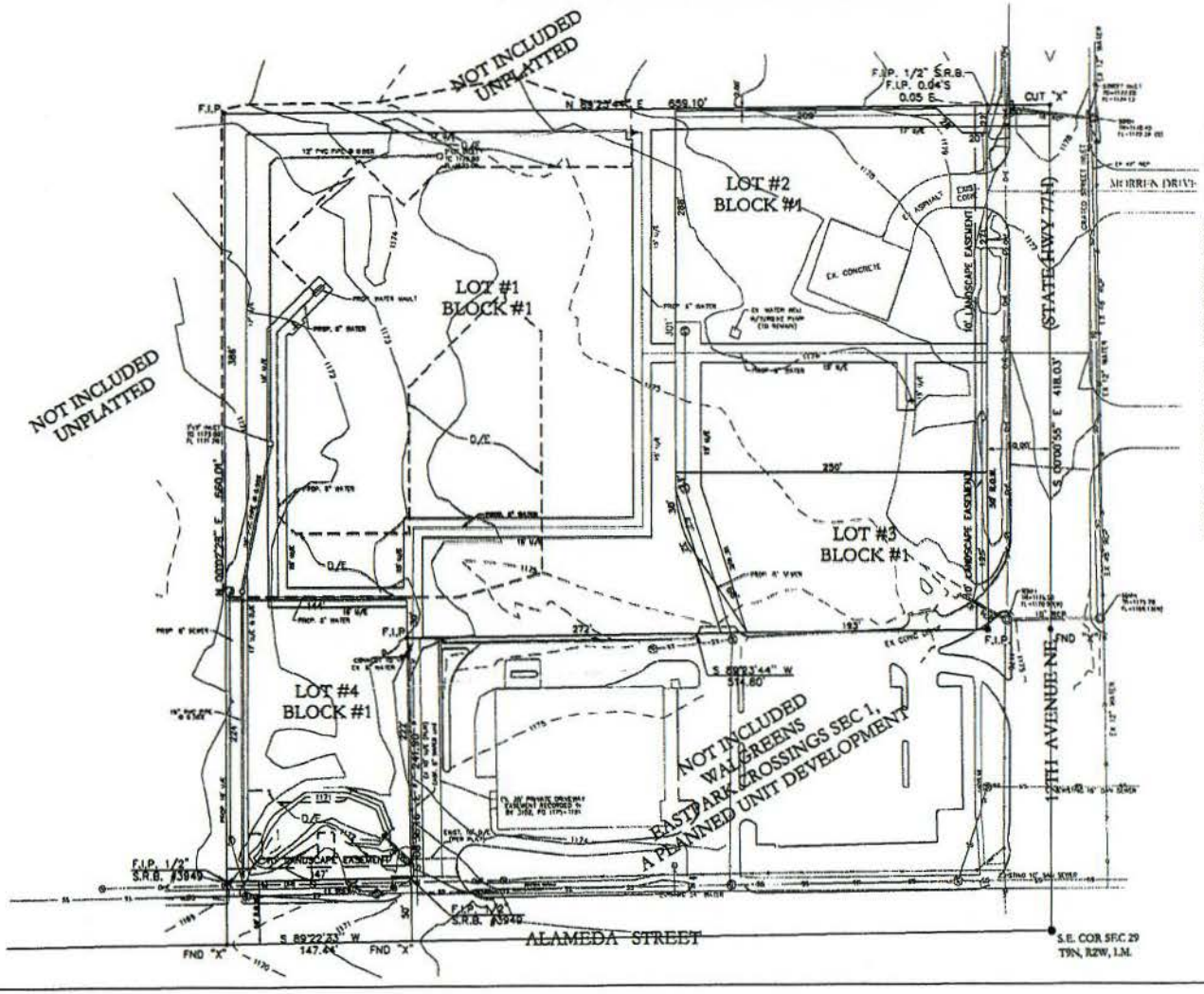
PRELIMINARY PLAT OF

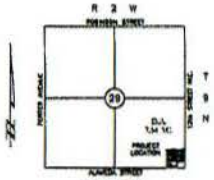
EASTPARK CROSSING SECTION II

A PLANNED UNIT DEVELOPMENT

A PART OF THE SOUTHEAST QUARTER OF SECTION 29

T 9 N, R 2 W, I.M., NORTH, CLEVELAND COUNTY, OKLAHOMA





PLAT NOTES

1. Zoning is detailed in the existing Planned Unit Development.
2. All public utilities will be in a dedicated easement. Sanitary sewer, fire hydrants, water lines, and drainage infrastructure are available and will be extended as needed for the proposed development.
3. All required sidewalks are existing. Any changes or modifications will be constructed in accordance with the final plans and with the City ordinances.
4. Site landscaping will be in accordance with the City of Norman Landscaping Ordinance. A separate plan will be provided.

LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter (SE/4), thence South 89°22'33" West along the south line of said Southeast Quarter (SE/4) for a distance of 512.71 feet to the Point of Beginning; thence continuing South 89°22'33" West along said South line for a distance of 147.44 feet; thence North 00°02'28" East for a distance of 660.05 feet; thence North 89°23'44" East for a distance of 659.10 feet to a point on the East line of said Southeast Quarter (SE/4); thence South 00°00'55" East along the East line of said Southeast Quarter (SE/4) for a distance of 418.03 feet; thence South 89°23'44" West for a distance of 314.80 feet; thence South 00°36'18" East for a distance of 241.90 feet to the point of beginning. Said tract contains 310,955.4954 square feet or 7.1381 acres, more or less.

STORM DRAINAGE DETENTION FACILITY EASEMENT

Drainage detention facility structures are hereby established as shown to provide for detention of storm surface water and maintained as approved by the City Engineer. All maintenance within the drainage detention facility structure shall be the right, duty and responsibility of the property owner(s) at the time of transfer. However, if maintenance is neglected or refuse in other unusual circumstances and is determined to be a hazard or threat to public safety by the City Engineer, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and borne upon said property owner(s). Officials representing the Engineering Division, Public Works Department, shall have the right to enter upon the easement for purposes of periodic inspection and for exercise a maintenance of the facility. Upon receiving written approval from the Engineering Division, Public Works Department, the Property Owner(s) may construct improvements within the easement, provided the improvements do not interfere with the function of the detention facility.

MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIALS, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHOWN.

EXISTING ZONING = PLANNED UNIT DEVELOPMENT
PROPOSED ZONING = PLANNED UNIT DEVELOPMENT

NUMBER OF LOTS = 4

SCALE: 1" = 40'

PRELIMINARY PLAT OF
EASTPARK CROSSING
SECTION II
A PLANNED UNIT DEVELOPMENT

OWNER/DEVELOPER
AF STREET COMMONS, INC.
815 S.W. 11TH STREET
OKLAHOMA CITY, OKLAHOMA 73170
CONTACT PERSON: DAVID SHARP
405-692-0521

PLAT BY: HUITT-ZOLLARS, INC.
CA 1469 EXP 6-30-15
2632 W. WILSHIRE BLVD.
OKLAHOMA CITY, OKLAHOMA
405-842-0363
REGISTERED OF
OKLAHOMA

DATE: 03-05-15

FILE LOCATION: PLACD15\NORMAN Eastpark Crossing II\Final Plat & Site Plan.dwg LAST SAVED:3/4/2015 5:57 PM