

PRELIMINARY PLAT LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter of Section 14, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter (SW/4);

THENCE North 02°28'25" West, along the west line of said Southwest Quarter (SW/4), a distance of 513.25 feet; THENCE North 89°28'30" East, along the common line between the north line of S & S FAMILY PROPERTIES ADDITION SECTION 1, recorded in Book 13 of Plats, Page 79 and the south line of TARBROOK VILLAGE NO. 1, recorded in Book 15 of Plats, Page 149, a distance of 556.19 feet to the northeast corner of said S & S FAMILY PROPERTIES ADDITION SECTION 1 and the POINT OF BEGINNING;

THENCE continuing North 89°28'30" East a distance of 18.20 feet to the southeast corner of said TARBROOK VILLAGE NO. 1;

THENCE North 25°24'24" East, along the east line of said TARBROOK VILLAGE NO. 1, a distance of 273.11 feet to the northeast corner of said TARBROOK VILLAGE NO. 1, and a point on the east line of Block 3 of BRIDGE INDUSTRIAL PARK SECTION 2, recorded in Book 13 of Plats, Page 79; THENCE North 89°28'30" East, along the south line of said Block 2, a distance of 1,337.85 feet to the northeast corner of a 200' x 100' lot as described in said WARRANTY DEED recorded in Book 4627, Page 1216; THENCE along the westerly line of said WARRANTY DEED, the following three (3) courses:

1. South 20°17'00" West a distance of 476.12 feet;
2. South 85°50'24" West a distance of 183.59 feet;
3. South 02°41'31" West a distance of 125.67 feet to a point on the north right-of-way line of Rock Creek Road as established by said WARRANTY DEED recorded in Book 4627, Page 1216;

THENCE along the north right-of-way line of said Rock Creek Road, the following four (4) courses:

1. South 77°48'23" West a distance of 127.09 feet;
2. South 89°58'38" West a distance of 500.00 feet;
3. South 79°48'14" West a distance of 526.52 feet;
4. South 84°15'13" West a distance of 53.93 feet to the southeast corner of said S & S FAMILY PROPERTIES ADDITION SECTION 1;

THENCE along the east line of said S & S FAMILY PROPERTIES ADDITION SECTION 1 the following three (3) courses:

1. North 02°28'25" West a distance of 108.65 feet;
2. North 21°30'35" East a distance of 53.93 feet;
3. North 02°28'25" West a distance of 313.46 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 842,708 square feet or 19,345.9 acres, more or less.

LEGAL DESCRIPTION OF PROPOSED C-2 ZONING:

A tract of land being a part of the Southwest Quarter of (S.W. 1/4) of Section Fourteen (14), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian, Norman, Cleveland County, Oklahoma and being more particularly described as follows:

COMMENCING at the Southwest corner of said S.W. 1/4; THENCE North 02°28'25" West along the west line of said S.W. 1/4 a distance of 513.25 feet; THENCE North 89°28'30" East along the common line between the north line of S & S FAMILY PROPERTIES ADDITION SECTION 1 (as filed in Book 13 of Plats, Page 79) and the south line of TARBROOK VILLAGE NO. 1 (as filed in Book 15 of Plats, Page 149), a distance of 556.19 feet to the northeast corner of said S & S FAMILY PROPERTIES ADDITION SECTION 1 and the POINT OF BEGINNING;

THENCE North 89°28'30" East a distance of 18.20 feet; THENCE South 20°28'35" West a distance of 127.09 feet; THENCE South 89°28'30" West a distance of 125.67 feet to a point on the north right-of-way line of Rock Creek Road as established by said WARRANTY DEED recorded in Book 4627, Page 1216; THENCE along said right-of-way line the following four (4) courses:

- 1) THENCE South 77°48'23" West a distance of 127.09 feet;
- 2) THENCE South 89°58'38" West a distance of 500.00 feet;
- 3) THENCE South 79°48'14" West a distance of 526.52 feet;
- 4) THENCE South 84°15'13" West a distance of 53.93 feet to the southeast corner of said S & S FAMILY PROPERTIES ADDITION SECTION 1;

THENCE along the east line of said S & S FAMILY PROPERTIES ADDITION SECTION 1 the following three (3) courses:

- 1) THENCE North 02°28'25" West a distance of 108.65 feet;
- 2) THENCE North 21°30'35" East a distance of 53.93 feet;
- 3) THENCE North 02°28'25" West a distance of 313.46 feet to the POINT OF BEGINNING.

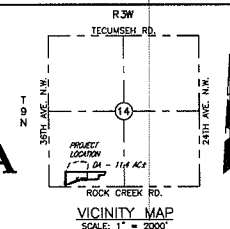
Said tract contains 30,157 square feet, or 0.693 acres, more or less.

REVISED PRELIMINARY PLAT

LEGACY BUSINESS PARK

A PART OF THE S.W. 1/4, SECTION 14, T9N, R3W, I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA

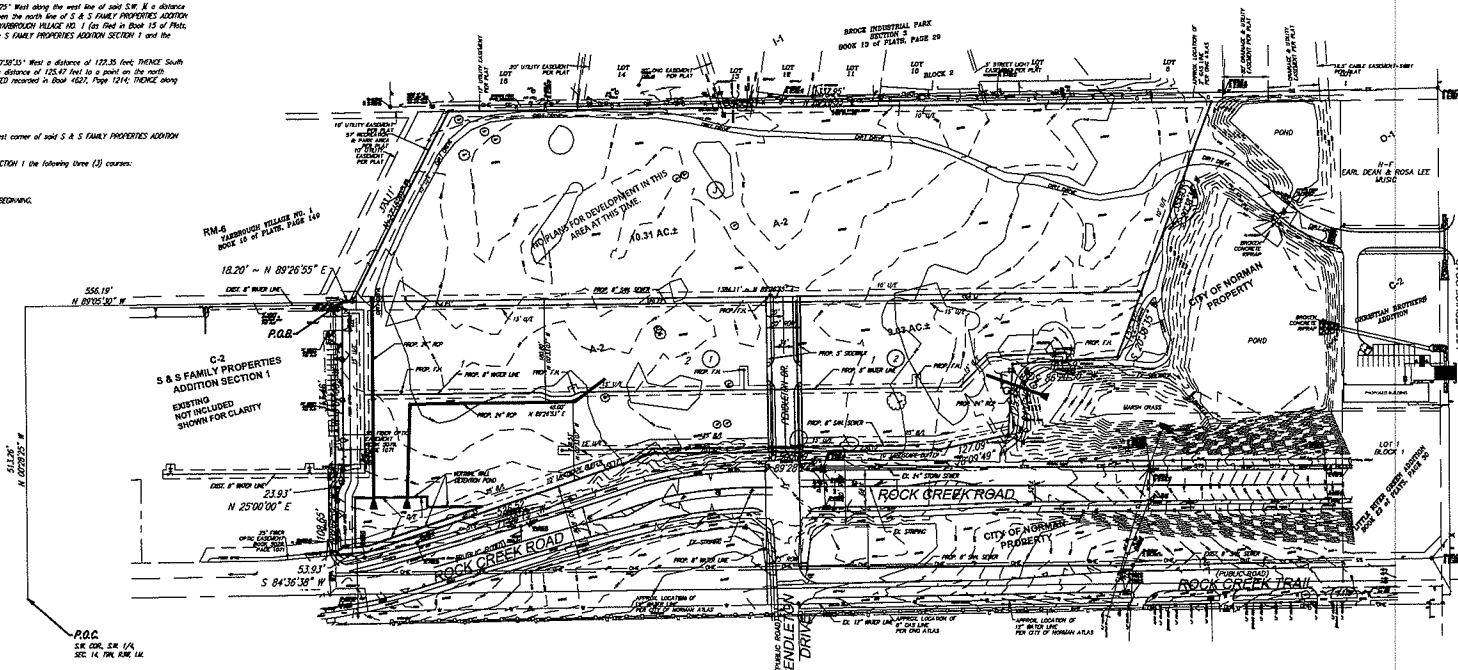


NOTES:

1. ANY REQUIRED FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL REQUIRED SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. EXISTING ZONING IS A-2. PROPOSED RE-ZONING FOR BLOCK ONE AND TWO IS C-2. NO REZONING FOR BLOCK THREE.
4. FOR COMPLETE DRAINAGE CALCULATIONS, SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE ACP.
5. AN EXISTING DRIVEWAY LOCATED ON ROCK CREEK ROAD, APPROXIMATELY 375 FEET EAST OF THE CENTERLINE OF PENDLEBURY DRIVE, WILL PROVIDE PRIVATE ACCESS TO THE SITE. THIS DRIVEWAY MAY BE SUBJECT TO PERMANENT REMOVAL BY THE CITY OF NORMAN IN THE FUTURE IF AN INTERCHANGE IS CONSTRUCTED AT INTERSTATE 44 AND ROCK CREEK ROAD AND IF THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (DDOT) REQUIRES LINES OF NO ACCESS AT THIS LOCATION ON ROCK CREEK ROAD. IF THE DRIVEWAY MUST BE REMOVED IN THE FUTURE BY THE CITY OF NORMAN, THE CITY WILL ASSUME THE COST OF REMOVAL OF THE DRIVEWAY PAVEMENT AND CURBS/GUTTERS. HOWEVER, THE PROPERTY OWNER WILL NOT BE ELIGIBLE FOR FURTHER COMPENSATION FROM THE CITY OF NORMAN OR DDOT FOR THE ACQUISITION OF THE DRIVEWAY.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF LEGACY BUSINESS PARK. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO 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/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



ENGINEER SMC CONSULTING ENGINEERS, P.C. 815 N. MAY ST. OKLAHOMA CITY, OKLAHOMA 73107 PHONE: (405) 232-7715	
OWNER SMC FAMILY PROPERTIES 1700 BROADWAY BLVD. NORMAN, OKLAHOMA 73072 PHONE: (405) 321-0000	
DEVELOPER LEGACY BUSINESS PARK, LLC P.O. BOX 1760 NORMAN, OK 73070	
NOT VALID FOR CONSTRUCTION PROFESSIONAL SEAL TOM L. MCGEE 15416 OKLAHOMA	
LEGACY BUSINESS PARK 36th AVE. N.W. & ROCK CREEK RD. NORMAN, OKLAHOMA	
SMC CONSULTING ENGINEERS, P.C. 1700 BROADWAY BLVD. NORMAN, OKLAHOMA 73072 PHONE: (405) 321-0000	
PROJECT NO. 5839-00 DATE: 07/17/14 SCALE: 1" = 100' DRAWN BY: L. MCGEE ENGINEER: T. L. MCGEE P.E. NUMBER: 15416	
Revised Preliminary Plat SHEET NO. 1	