



PUBLIC ROADWAY, DRAINAGE AND UTILITY  
EASEMENT 1 - LEGAL DESCRIPTION

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

COMMENCING at the southwest corner of the said East Half of Section 14;

THENCE North 89°06'20" East, along the south line of said East Half, a distance of 125.01 feet to a point on the east right-of-way line for Interstate Highway 35 as established by that certain PUBLIC HIGHWAY DEDICATION DEED recorded in Book 243, Page 110, Cleveland County records;

THENCE North 00°21'28" West, along said east right-of-way line of Interstate Highway 35, a distance of 280.01 feet to a point on the north line of that certain GRANT OF PUBLIC ROADWAY EASEMENT in favor of the City of Norman recorded in Book 4630, Page 406, Cleveland County records, and the POINT OF BEGINNING;

THENCE continuing North 00°21'28" West, along said east right-of-way line of Interstate Highway 35, a distance of 1,107.74 feet to a point of curvature;

THENCE northerly along a curve to the right having a radius of 990.00 feet (said curve subtended by a chord which bears North 05°50'27" East a distance of 213.79 feet) for an arc distance of 214.21 feet to a point of reverse curvature;

THENCE northerly along a curve to the left having a radius of 910.00 feet (said curve being subtended by a chord which bears North 08°18'38" East a distance of 118.37 feet) for an arc distance of 118.45 feet;

THENCE South 89°43'00" East a distance of 2.56 feet;

THENCE North 00°17'00" East a distance of 1,740.02 feet;

THENCE North 89°38'32" East a distance of 1,173.83 feet to a point of curvature;

THENCE easterly along a curve to the left having a radius of 460.00 feet (said curve subtended by a chord which bears North 68°06'46" East a distance of 337.62 feet) for an arc distance of 345.70 feet to a point of reverse curvature;

THENCE easterly along a curve to the right having a radius of 240.00 feet (said curve being subtended by a chord which bears South 82°05'47" East a distance of 374.71 feet) for an arc distance of 429.94 feet;

THENCE South 30°46'30" East a distance of 76.93 feet;

THENCE South 51°56'33" East a distance of 150.15 feet to a point on the westerly right-of-way line of 24<sup>th</sup> Avenue NW as established by that certain HIGHWAY EASEMENT in favor of the State of Oklahoma recorded in Book 2552, Page 472;

THENCE southwesterly, along said westerly right-of-way line, the following three (3)

courses:

1. Southwesterly on a non tangent curve to the right having a radius of 816.16 feet (said curve subtended by a chord which bears South 59°04'03" West a distance of 1.35 feet) for an arc distance of 1.35 feet,
2. South 59°13'30" West a distance of 138.94 feet,
3. North 75°46'30" West a distance of 27.23 feet;

THENCE North 20°48'48" East a distance of 32.32 feet;

THENCE North 30°46'30" West a distance of 177.61 feet to a point of curvature;

THENCE westerly along a curve to the left having a radius of 160.00 feet (said curve subtended by a chord which bears North 82°05'45" West a distance of 249.81 feet) for an arc distance of 286.63 feet to a point of reverse curvature;

THENCE westerly along a curve to the right having a radius of 540.00 feet (said curve being subtended by a chord which bears South 68°06'45" West a distance of 396.34 feet) for an arc distance of 405.82 feet;

THENCE South 89°38'32" West a distance of 915.55 feet;

THENCE South 47°18'26" West a distance of 244.88 feet;

THENCE South 00°17'00" West a distance of 1,427.78 feet to a point of curvature;

THENCE southerly along a curve to the right having a radius of 990.00 feet (said curve subtended by a chord which bears South 06°09'41" West a distance of 202.77 feet) for an arc distance of 203.13 feet to a point of reverse curvature;

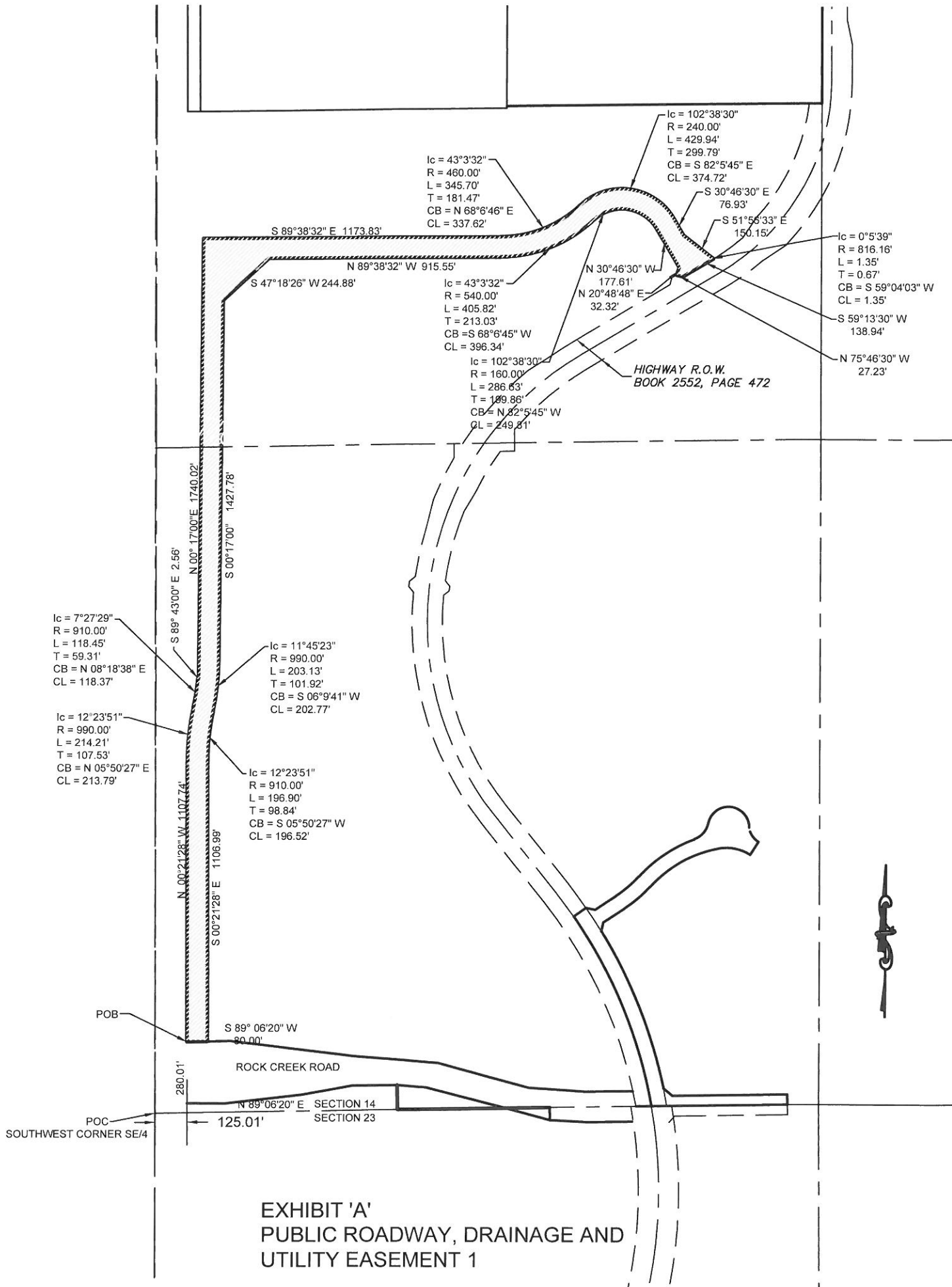
THENCE southerly along a curve to the left having a radius of 910.00 feet (said curve being subtended by a chord which bears South 05°50'27" West a distance of 196.52 feet) for an arc distance of 196.90 feet;

THENCE South 00°21'28" East a distance of 1,106.99 feet to a point on the north line of the aforereferenced GRANT OF PUBLIC ROADWAY EASEMENT recorded in Book 4630, Page 406;

THENCE South 89°06'20" West, along said north line, a distance of 80.00 feet to the POINT OF BEGINNING.

Said tract of land containing 437,102 square feet or 10.0345 acres more or less.

Prepared by:  
Glen W. Smith, PLS 993  
Smith Roberts Baldischwiler LLC  
February 25, 2014



**EXHIBIT 'A'**  
**PUBLIC ROADWAY, DRAINAGE AND**  
**UTILITY EASEMENT 1**