

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 513.26 feet; THENCE North 89°28'53" East, along the common line between the north line of S & S FAMILY PROPERTIES ADDITION SECTION 1 recorded in Book 53 of Public Page 29 and the south line of TARBROOK VILLAGE NO. 1 recorded in Book 15 of Public Page 145; 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°28'53" East a distance of 16.20 feet to the southeast corner of said TARBROOK VILLAGE NO. 1;

THENCE North 26°54'24" East, along the east line of said TARBROOK VILLAGE NO. 1, a distance of 323.11 feet to the northeast corner of said TARBROOK VILLAGE NO. 1 and a point on the east line of Block 3 in BROCK INDUSTRIAL PARK SECTION 3, recorded in Book 13 of Public Page 20; THENCE North 89°28'53" East, along the south line of said Block 3, a distance of 1,332.85 feet to the northeast corner of a tract of land as described in that 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°17'09" West a distance of 476.12 feet;
2. South 85°59'24" West a distance of 163.59 feet;
3. South 03°41'01" West a distance of 125.47 feet to a point on the north right of way line of Rock Creek Road as established by that 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°06'36" West a distance of 500.00 feet;
3. South 70°46'41" West a distance of 526.52 feet;
4. South 84°15'13" West a distance of 53.83 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 24°38'35" East a distance of 33.83 feet;
3. North 02°28'25" West a distance of 311.46 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 842.708 square feet or 19.345 acres, more or less.

LEGAL DESCRIPTION OF PLAT TRACT:

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;

THENCE North 02°28'25" West a distance of 513.26 feet;

THENCE North 89°28'53" East a distance of 574.79 feet to the Point of Beginning;

THENCE North 27°15'38" East a distance of 323.11 feet;

THENCE North 89°28'53" East a distance of 1,332.85 feet;

THENCE South 02°28'25" West a distance of 556.19 feet;

THENCE South 89°28'53" West a distance of 1,364.11 feet to the point of beginning.

Said tract contains 410,127 square feet, or 10.311 acres, more or less.

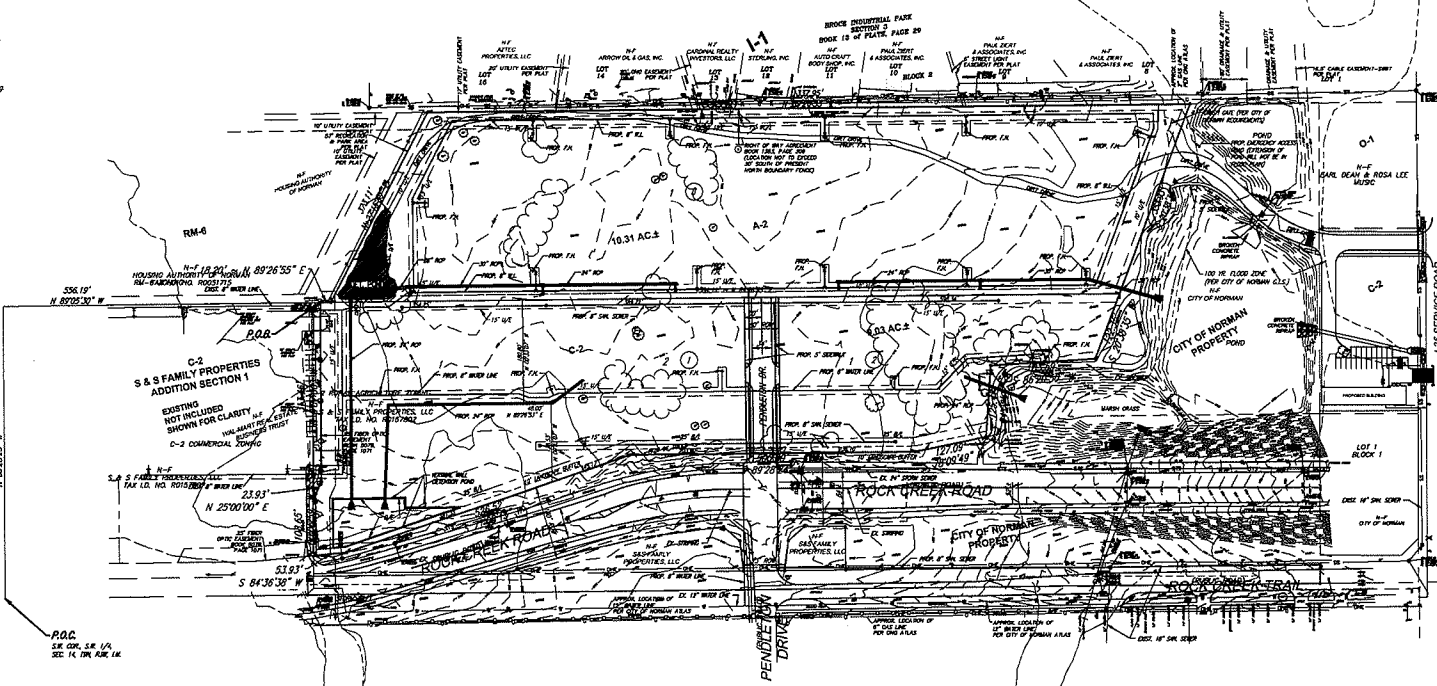
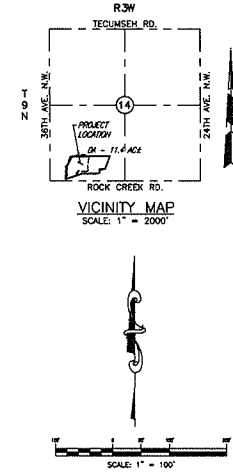
REVISED PRELIMINARY PLAT **LEGACY BUSINESS PARK & LEGACY TRAILS APARTMENTS, A PLANNED UNIT DEVELOPMENT** A PART OF THE S.W. 1/4, SECTION 14, T9N, R3W, I.M. **NORMAN, CLEVELAND COUNTY, OKLAHOMA**

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 FOR BLOCK ONE AND TWO IS C-2 EXISTING ZONING FOR BLOCK THREE IS A-2. PROPOSED ZONING FOR BLOCK THREE WILL BE PUD.
4. FOR COMPLETE DRAINAGE CALCULATIONS, SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE 48".
5. AN EAST DRAINAGE LOCATED ON ROCK CREEK ROAD, APPROXIMATELY 370 FEET EAST OF THE CENTERLINE OF PENDELTON DRIVE, WILL PROVIDE FRONTAGE ACCESS TO THE SITE. AND PROPERTY MAY BE SUBJECT TO PERMANENT EASEMENT BY THE CITY OF NORMAN IN THE FUTURE IF AN INTERCHANGING IS CONSTRUCTED AT INTERSTATE 35 AND ROCK CREEK ROAD AND IF THE DRAINAGE DEPARTMENT OF TRANSPORTATION (DOT) DETERMINES THAT NO ACCESS AT THIS LOCATION ON ROCK CREEK ROAD. IF THE DRAINAGE DEPARTMENT OF TRANSPORTATION (DOT) DETERMINES THAT NO ACCESS AT THIS LOCATION ON ROCK CREEK ROAD, THE CITY WILL ASSUME THE COST OF REMOVAL OF THE PROPERTY EASEMENT AND CURB/CUTTER. HOWEVER, THE PROPERTY OWNER WILL NOT BE ELIGIBLE FOR FURTHER COMPENSATION FROM THE CITY OF NORMAN OR DOT FOR THE ACQUISITION OF THE EASEMENT.

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 OWNERS IN THE PLAT OF "LEGACY BUSINESS PARK & LEGACY TRAILS APARTMENTS, A PLANNED UNIT DEVELOPMENT". HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY OF THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CITY ENGINEER WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS. 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 OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



D.S.M. CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT WRITTEN PERMISSION FROM D.S.M. CONSULTING ENGINEERS, P.C.

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OWNER
S&S FAMILY PROPERTIES
1700 BROADVIEW BLVD.
NORMAN, OKLAHOMA 73072
PHONE: (405) 321-0201

DEVELOPER'S
LEGACY TRAILS APARTMENTS, LLC
1000 N. MAIN ST.
NORMAN, OKLAHOMA 73072
LEGACY BUSINESS PARK, LLC
P.O. BOX 1763
NORMAN, OK 73070



**LEGACY BUSINESS PARK &
LEGACY TRAILS APARTMENTS,
A PLANNED UNIT DEVELOPMENT**
36TH AVE. N.W. & ROCK CREEK RD.
NORMAN, OKLAHOMA

NO.	DATE	DESCRIPTION
1	07/11/14	PRELIMINARY PLAT
2	07/11/14	REVISED PRELIMINARY PLAT
3	07/11/14	FINAL PLAT
4	07/11/14	FINAL PLAT
5	07/11/14	FINAL PLAT
6	07/11/14	FINAL PLAT
7	07/11/14	FINAL PLAT
8	07/11/14	FINAL PLAT
9	07/11/14	FINAL PLAT
10	07/11/14	FINAL PLAT

PROJECT NO. 15418-02
DATE: 07/11/14
SCALE: 1" = 100'
TOWN: 9N, R3W
COUNTY: CLEVELAND
P.L. NUMBER: 15418

Revised
Preliminary Plat
SHEET NO.
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